



# City of Coral Gables Planning and Zoning Staff Report

**Property:** **The Mark**  
**1250 South Dixie Highway**

**Applicant:** LCD Acquisitions, LLC

**Application:**

1. Comprehensive Plan Map Amendment
2. Zoning Map Amendment
3. Zoning Code Text Amendment
3. Abandonment and Vacation of an Alley
4. Planned Area Development (PAD)
5. Conditional Use – Site Plan and Live/Work Units

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

**Date & Time:** **April 10, 2024; 6:00 p.m. – 9:00 p.m.**

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

## 1. APPLICATION REQUEST

The application requests are for approval of a Comprehensive Plan Map Amendment, Zoning Map Amendment, Zoning Code Text Amendment, Abandonment and Vacation of a dead-end alley, Planned Area Development (PAD), and Conditional Use Review of a Site Plan for a mixed-use project referred to as “The Mark.” The requests require three public hearings, including review and recommendation by the Planning and Zoning Board, and 1st and 2nd Reading before the City Commission. The Ordinances and Resolution under consideration include the following:

- Change of Land Use.*** An Ordinance of the City Commission of Coral Gables, Florida amending the Future Land Use Map of the City of Coral Gables Comprehensive Plan pursuant to Zoning Code Article 14, “Process,” Section 14-213, “Comprehensive Plan Text and Map Amendments,” and Small Scale Amendment Procedures (SS. 163.3187, Florida Statutes), from “Commercial Low-Rise Intensity” to “Commercial Mid-Rise Intensity” for a Portion of Tract A and Lots 27 through 31, Block 156, Riviera Section Part 8 (1250 S Dixie Highway), Coral Gables, Florida; providing for a repealer provision, severability clause, and providing for an effective date (Legal description on file).
- Change of Zoning.*** An Ordinance of the City Commission of Coral Gables, Florida making Zoning District boundary changes pursuant to Zoning Code Article 14, “Process,” Section 14-212, “Zoning Code Text and Map Amendments,” from Mixed Use 1 (MX1) to Mixed Use 2 (MX2) for a Portion of Tract A and Lots 27 through 31, Block 156, Riviera Section Part 8 (1250 S Dixie Highway), Coral Gables,

Florida; providing for a repealer provision, severability clause, and providing for an effective date (Legal description on file).

- C. **Zoning Code Text Amendment.** An Ordinance of the City Commission of Coral Gables, Florida providing for a text amendment to the City of Coral Gables Official Zoning Code, Appendix A, "Site Specific Zoning Regulations," Section A-83, "Riviera Section Part 8" to remove Lots 27 through 31, Block 156 from the Floor Area Ratio (FAR) and building height limitations to allow for an increase in FAR and building height provided by the underlying zoning, Block 156, Riviera Section Part 8 (1250 S Dixie Highway), Coral Gables, Florida; providing for a repealer provision, severability clause, and providing for an effective date (Legal description on file).
- D. **Alley Vacation.** An Ordinance of the City Commission of Coral Gables, Florida, approving the vacation of a public alleyway pursuant to Zoning Code Article 14, "Process," Section 14-211, "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 forty-five (45) foot wide alley which is approximately one hundred twenty-five (125) feet in length lying between Tract A and Lots 27 through 31, Riviera Section Part 8 (1250 S Dixie Highway), Coral Gables, Florida; providing for a repealer provision, severability clause, and providing for an effective date (Legal description on file).
- E. **Planned Area Development (PAD).** An Ordinance of the City Commission of Coral Gables, Florida approving a Planned Area Development (PAD) pursuant to Zoning Code Article 14, "Process," Section 14-206, "General Procedures for Planned Area Development" for a proposed mixed-use project referred to as "The Mark" on the property legally described as a Portion of Tract A, together with Lots 27 through 31, and together with that portion of the 45-foot platted alley, Block 156, Riviera Section Part 8 (1250 S Dixie Highway), Coral Gables, Florida; providing for a repealer provision, severability clause, and providing for an effective date (Legal description on file).
- F. **Conditional Use for Mixed-Use Site Plan.** A Resolution of the City Commission of Coral Gables, Florida approving mixed-use site plan review pursuant to Zoning Code Article 14, "Process" Section 14-203, "Conditional Uses," for a proposed mixed-use project including live/work units referred to as "The Mark" on the property legally described as a Portion of Tract A, together with Lots 27 through 31, and together with that Portion of the 45-foot platted alley, Block 156, Riviera Section Part 8 (1250 S Dixie Highway), Coral Gables, Florida; providing for a repealer provision, severability clause, and providing for an effective date (Legal description on file).

## 2. APPLICATION SUMMARY

The subject property is approximately 137,997 square feet (3.168 acres), bounded by US1, Mariposa Ct, and Madruga Ave. The site is within walking distance of the University of Miami, the University Metrorail Station, the Underline Phase 3 linear park, and Jaycee Park. The property is zoned Mixed-Use 1 (MX1) and has a future land use designation of Commercial Low-Rise Intensity. Currently, the site is occupied by the University Shopping Center, a 1950s retail strip mall, that has served a range of commercial uses, such as TGIF, Bagel Emporium, Baptist Health Urgent Care, and Pier 1.

LCD Acquisitions, LLC (the “Applicant”) submitted an application to redevelop the 3.2-acre site, including the dead-end alley. The Mark is a mixed-use project that proposes the following:

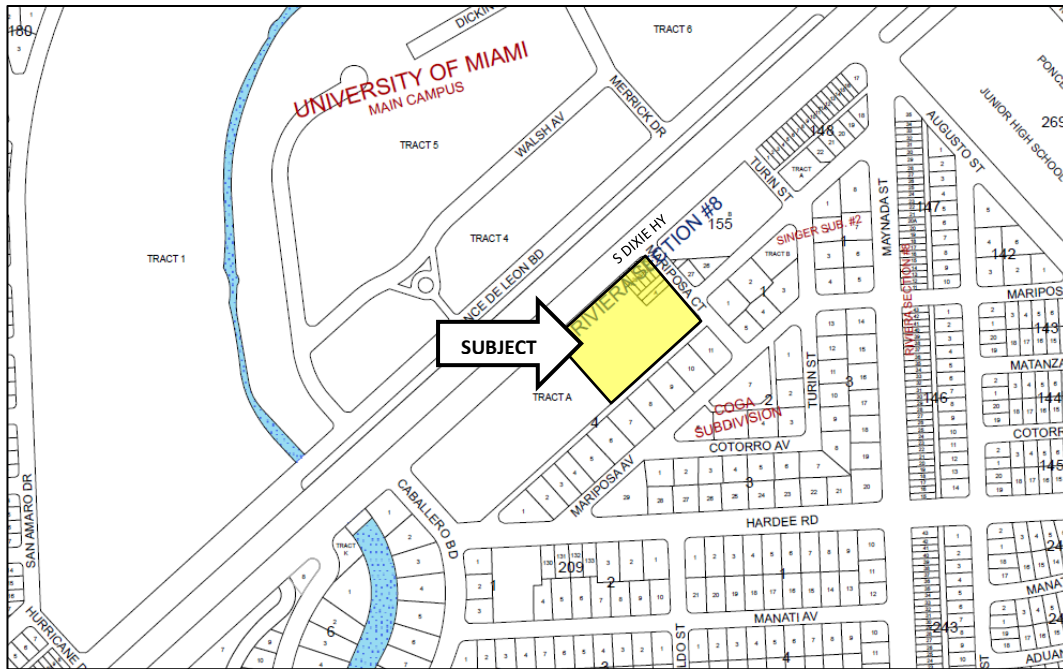
- Two mixed-use buildings with heights of 97 feet (8 stories) to the roof deck. The two separate buildings are connected by a pedestrian bridge on the 5<sup>th</sup> floor.
- Total FAR 3.13 (431,342.78 square feet)
- 393 apartment units (includes 114 1-BR, 121 2-BR, 158 3-BR)
- 34,636 square feet (8.03%) of total ground floor commercial use, including 12 live/work units, 19,572 square feet of retail/restaurant space, and 2,388 square feet of commercial flex space
- 701 total parking spaces
- 27,600+ square feet of total open space, including a 18,775 square foot (0.43 acre) paseo in between the 2 buildings

The Applicant has submitted an application for review of: (1) Small-Scale Comprehensive Plan Future Land Use Map Amendment to change the designation from Commercial Low-Rise Intensity to Commercial Mid-Rise Intensity; (2) Zoning Code Map Amendment from Mixed-Use District 1 (MX1) to Mixed-Use District 2 (MX-2); (3) Zoning Code text amendment to Site Specifics; (4) Vacation and Abandonment of a dead-end alley; (5) Planned Area Development (PAD); and (6) Conditional Use Review of a Mixed-Use Site Plan and Live/Work units.

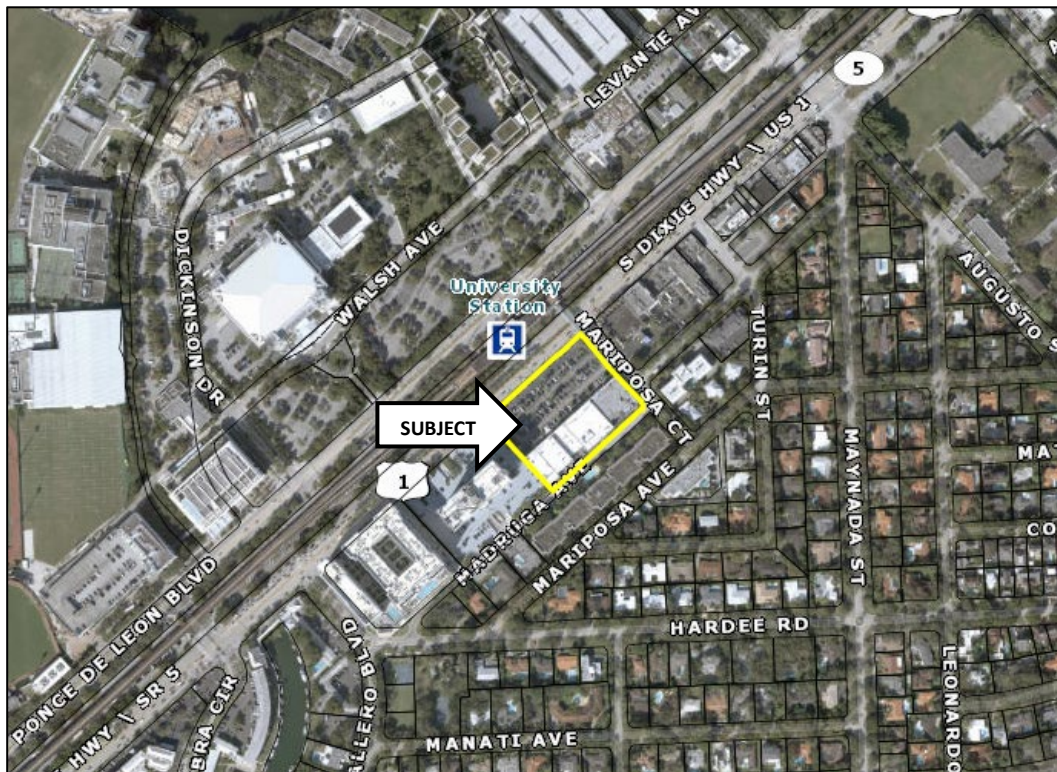
### Project Location

The subject property is bounded by US1, Mariposa Ct, and Madruga Ave. The property is legally described as a portion of Tract A, together with Lots 27 through 31 and together with that portion of the 45-foot platted alley on Block 156 within Riviera Section Part 8 (1250 S Dixie Highway), Coral Gables, Florida; as depicted in the location map and aerial below.

### Block, Lot and Section Location Map



### Aerial





**Site Data and Surrounding Uses**

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

**Existing Property Designations**

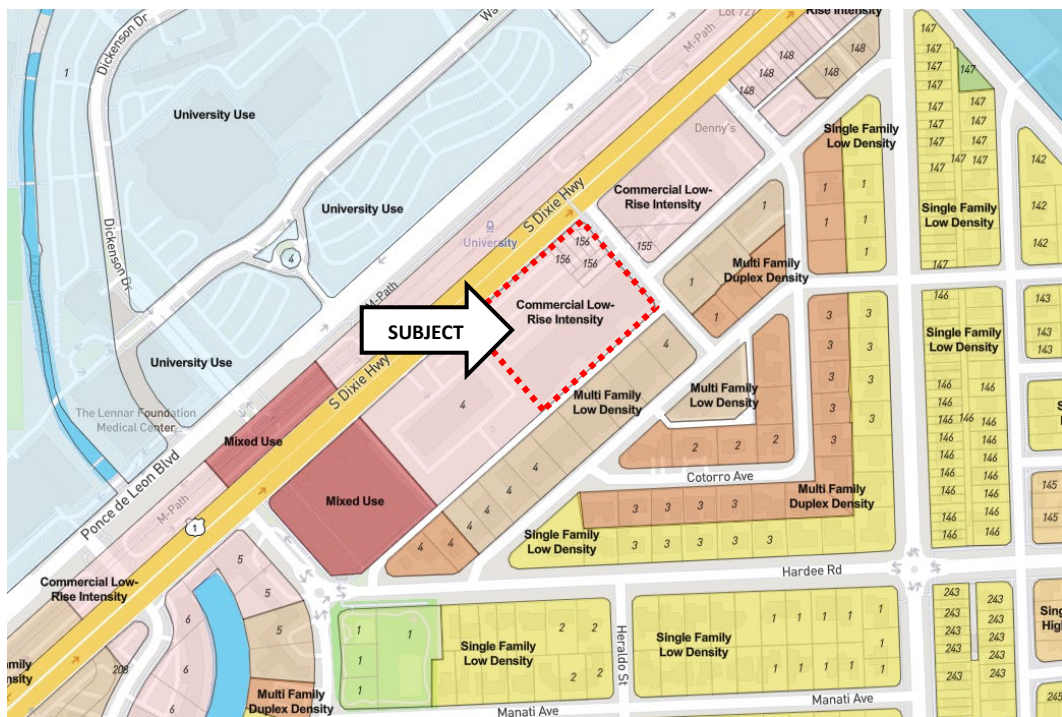
Comprehensive Plan Map designation	Commercial Low-Rise Intensity
Zoning Map designation	MX-1
Coral Gables Redevelopment Infill District	Yes

**Surrounding Land Uses**

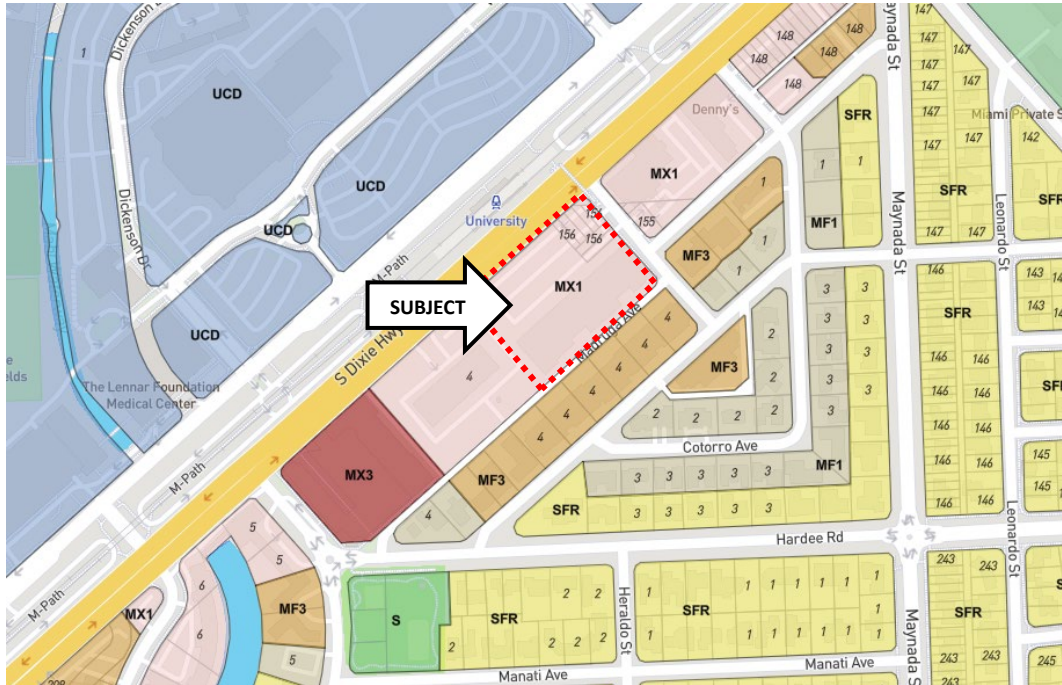
LOCATION	EXISTING LAND USES	CP DESIGNATIONS	ZONING DESIGNATIONS
North	US1/University Metrorail Station, Proposed Underline Park	University Use	University Campus District (UCD)
South	Villa Capri Condominiums	Multi-family Low Density	Multi-Family 3 (MF3)
East	Citibank Bank and Drive through	Commercial Low-Rise Intensity	Mixed-Use 1 District (MX1)
West	UM Gables One Tower; Thesis/Paseo	Commercial Low-Rise Intensity; Mixed Use	Mixed-Use 1 District (MX1) and Mixed-Use 3 District (MX3)

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

**Future Land Use Map**



### Zoning Map



### 3. FINDINGS OF FACT

This section of the report presents City Staff’s evaluation of the Application and Findings of Fact. The City’s responsibility is to review the Application for consistency with the City’s Comprehensive Plan (CP) Goals, Objectives, and Policies, compliance with the Zoning Code, and compliance with other applicable portions of the City Code.

The Applicant is requesting multiple requests that require Planning & Zoning Board recommendations and City Commission approval.

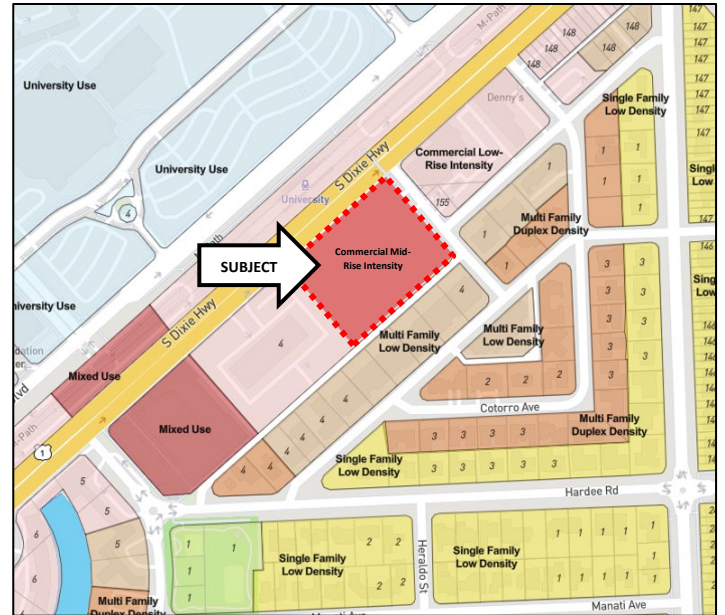
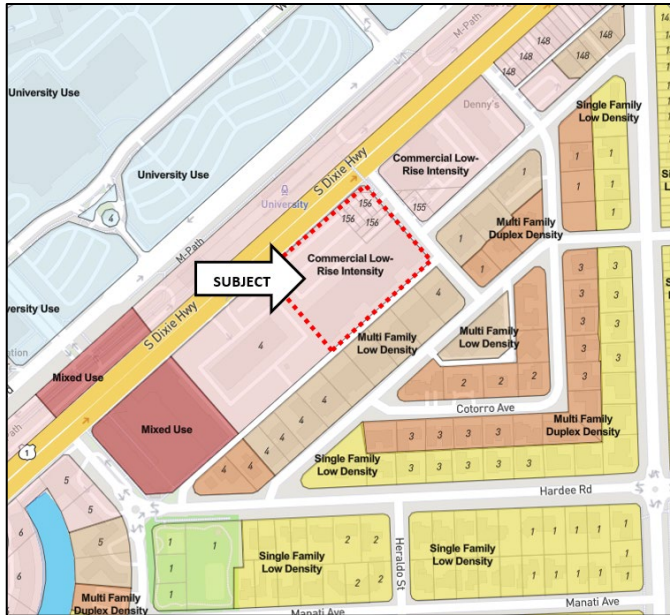
#### A. Comprehensive Plan Map Amendment

This section of the report presents City Staff’s evaluation of the Application and Findings of Facts for a Small-Scale Comprehensive Plan Future Land Use Map Amendment. The subject site is currently designated as Commercial Low-Rise Intensity on the Comprehensive Plan Future Land Use Map. The Applicant is proposing to change the land use to Commercial Mid-Rise Intensity, which would permit an additional 2-stories and maximum height of 97 feet with Mediterranean Bonus Level 2.

A comparison of the property’s existing Future Land Use Map designations and the Applicant’s request designation are shown on the following maps:

**Existing Future Land Use Map**

**Proposed Land Use Map**



**Findings of Fact- Land Use Map Amendment**

Zoning Code Section 14-213.6 provides review standards for Comprehensive Plan amendments:

Standard	Staff Evaluation
<p>1. Whether it specifically advances any objective or policy of the Comprehensive Land Use Plan.</p>	<p>While the additional two stories that would be allowed with the proposed map amendment is not necessary to advance the objectives and policies in multiple Comprehensive Plan elements that encourage mixed use infill development and urban housing options, the specific location of the subject property is both within the Gables Redevelopment and Infill District (GRID) and walking distance of mass transit to reduce the need to drive – all specific objectives and policies. Although two additional stories enable more height across the street from Villa Capri (a 3-story condominium on Madruga Ave), this subject property sits directly on US1, across the street from a mass transit station, and shares a property line with the Gables One Tower (13 stories/150+ feet).</p> <p>The proposed design of the project focuses on balancing and improving the built environment along US1, pedestrian activity, and level of service in this area. The paseo’s landscaping and hardscaping offers recreational opportunities, improves quality of life, and enhances aesthetics. This project proposes to transform this 1950s retail strip mall into a vibrant mixed-use site that</p>



---

	contributes to a sense of place for families, students, and visitors in this area.
2. Whether it is internally consistent with Comprehensive Land Use Plan.	<p>The immediate area surrounding the subject property that are facing US1 all share low-rise intensity classifications. For example, the property across Mariposa Ct has a low-rise intensity classification, as it is further away from the metrorail station. Similarly, the abutting property (Gables One Tower), is also classified as low-rise intensity. It should be noted, however, that the existing Gables One Tower at 150+ feet far exceeds the maximum height of its low-rise intensity classification. Nonetheless, considering the unique location of the subject site, the proposed mid-rise classification - which is across the street from the University Metrorail Station - is consistent in building height with other land use classifications of the Future Land Use plan near mass transit stops, such the Douglas Metrorail Station.</p> <p>The proposed mid-rise classification is also consistent with the pattern of building height transitions throughout the city in the future land use plan. Although the Multi-Family Low Density classifications across the streets of Madruga Avenue and Mariposa Court, which allow for lesser building height of 45 feet and would be the most impacted with the proposed additional two stories, the proposed classification with a maximum height of 97 feet is often either across an alley or street from other low-density classifications – as illustrated in the Biltmore Section. In other words, there are numerous locations throughout the city that a zoning district height of 97’ abuts or adjacent to a zoning district that allows 45’ of building height. The proposed mid-rise classification is consistent with the adjacent low-rise density classification, as the low-rise density already provides a transition of height from the properties along US1 to the duplex and single-family properties to the south.</p> <p>In addition, although the University Shopping Center has occupied popular businesses in the past, such as TGI Fridays and Pier 1 Imports, most of the storefronts are now vacant. This project seeks to invite more commercial opportunities, as well as maintain popular businesses like Bagel Emporium.</p> <p>Lastly, across US1, the University of Miami has a future land use designation of University Use, with maximum heights of 150 feet. Hence, a change of land use to Commercial-Mid Rise is consistent and appropriate with the current surrounding mix of land uses.</p>
3. Its effect on the level of service of public	The proposed development is expected to generate additional traffic growth and trips that may have a nominal increase in traffic

---



---

infrastructure.

demands and delays. However, the traffic impact study shows most of the intersections will operate with an acceptable level of service and that the development will not have a negative impact in the surrounding roadway network after implementation of the report's recommendations (which are included as conditions of approval).

Furthermore, the proposal supports and provides more options for multi-modal activity along Mariposa Ct and Madruga Ave to US1. Pedestrian oriented, public realm and streetscape improvements, such as the installation of sidewalks, landscaping, curb and gutter, drainage, and bike lanes will promote walking, biking, and public transit (e.g. Underline, University Metrorail Station), thereby reducing the need to drive in the area. Pedestrian movement will become more active through an improved and increased urban open space and paseo design that links US1 to Madruga Ave.

---

4. Its effect on environmental resources.

The proposal will have a positive effect on environmental resources, as it promotes urban infill redevelopment on a large surface parking lot and an aging 1950s retail strip mall. No significant environmental resources will be impacted, and on the contrary, the proposed site plan creates new landscape to contribute to the environment. The project will also meet LEED Silver standards, as well as promote multi-modal transportation through the installation of bike lanes and streetscape improvements, bike racks, and electric charging stations. Furthermore, the project provides access to the pedestrian bridge on the corner of US1 and Mariposa Ct to safely reach the Underline and Metrorail University Station, which provides alternative modes of transportation and less harmful fumes on the environment.

---

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 amendment does not guarantee the addition of housing that is affordable to Coral Gables residents or workers. However, the proposed project provides smaller unit sizes and bedrooms than would be more attainable than larger units or single-family homes. The project will provide additional multi-family housing opportunities near public transportation options with access to frequent public transit service, biking distance to multiple destinations, and pedestrian access to dining, shopping, and employment opportunities. This project will particularly benefit students attending the University of Miami who seek to live off campus, but easily accessible. Furthermore, close access to the Metrorail University Station will provide young professionals opportunities to reach employment within the commercial areas of Coral Gables and elsewhere like Downtown Miami, Coconut Grove, downtown Kendall, and South Miami. 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.

Given the close proximity to the mass transit station and the mixed-use zoning designation, the recently enacted “Live Local Act” by the Florida State Legislature is currently permitted on the subject property. The “Live Local Act” preempts the city’s maximum building height limitation, as well as density and use, when providing affordable housing. This particular property is less than 400 feet of a MX3 zoned property, which allows a maximum building height of 190.5’. As currently enacted by the State, this property would have the potential to utilize the “Live Local Act” if the project provides affordable housing as specified in the State Statutes. This would allow a significantly taller building and parking reductions given the proximity to the mass transit station, but with less public input and participation.

The subject property is also located within the county’s Rapid Transit Zone (RTZ), which allows greater height, density, and FAR depending on the proximity to the SMART Plan corridor. Additionally, the subject property is within the “Community Urban Center” of the University Station, which allows for even greater height and FAR. Similarly to the “Live Local Act,” the property owner has another option to obtain a significant increase in building height.

---

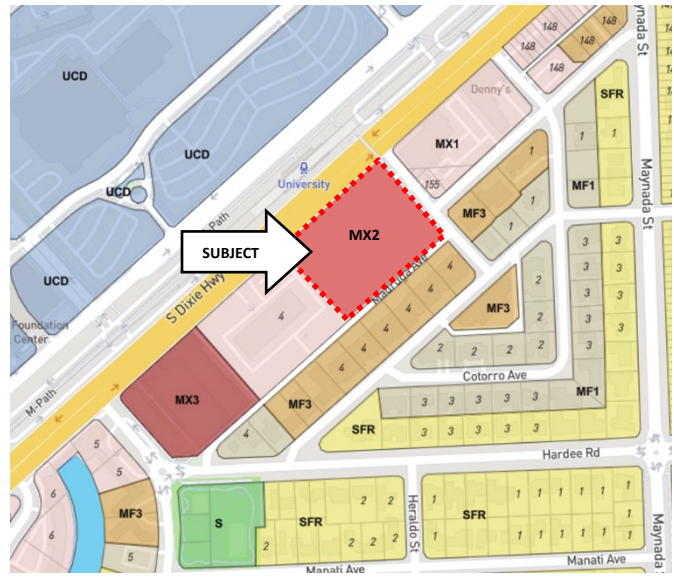
**Staff comments.** The request to change the land use from Commercial Low-Rise to Commercial Mid-Rise is a considerable increase in allowed height for the subject property. The existing maximum building height is 77 feet, with Mediterranean Style Bonus. The Applicant is proposing to change the land use for a maximum building height of 97 feet, with Mediterranean Style bonus. However, the change of land use is consistent and appropriate with the greater surrounding mix of land uses and pattern of land uses near mass transit stations. The proximity to work, restaurants, shopping, entertainment, the University, and public transit would provide people the option to walk, bike, or use other modes of transportation.

**B. Zoning Map Amendment**

This section of the report presents City Staff’s evaluation of the Application and Findings of Facts for a Zoning Map Amendment. The subject site is currently zoned Mixed-Use 1 (MX1). The Applicant is proposing to change the zoning to Mixed-Use 2 (MX2) to expand allowed uses.

**Current**

**Proposed**



**Findings of Fact- Zoning Map Amendment**

Zoning Code Section 14-212.4 provides review standards for Zoning Map amendments:

Standard	Staff Evaluation
1. It is consistent with the Comprehensive Plan in that:	
a. Does not permit uses which are prohibited in the future land use category of the parcel proposed for development.	<b>Yes.</b> The purpose of the Zoning Code map amendment is related to the Commercial Mid-Rise designation request for building height purposes. Mixed-Use 2 with Mediterranean Bonus II allows a height of 97 feet (8 stories) as opposed to Mixed-Use 1 that limits a height of 77 feet (6 stories). The Zoning Map amendment request to MX2 does not permit additional uses that are prohibited in the future land use category of the subject property.
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.	<b>Yes.</b> The proposed change of zoning does not impact the currently allowed density of 125 units per acre or the current intensity of 3.0 FAR (3.5 with Mediterranean Bonus II).
c. Will not cause a decline in the level of service for	<b>Yes.</b> The proposed project will not cause a decline in the level of service for public infrastructure to a level of service that is less than

public infrastructure to a level of service which is less than the minimum requirements of the Comprehensive Plan.

the minimum requirements of the Comprehensive Plan. Any necessary improvements to the public infrastructure will be funded and completed by the Applicant, as needed. The project aims to improve the level of service as it will provide more access to multi-modal transportation options, such as the proposed multi-use pathways, 2-way cycle tracks, University of Miami 'Canes Shuttle and the UM/Miracle Mile City Trolley routes, and access to Metrorail University Station and Underline Phase 3 linear park through the pedestrian bridge. In addition, the project provides additional green space through the 0.43 paseo that surpasses the level of service standards for a community-wide facility.

d. Does not directly conflict with any objective or policy of the Comprehensive Plan.

**Yes.** The requested Zoning Map amendment to MX2 does not directly conflict with any objective or policy of the Comprehensive Plan. The proposed project meets several goals, objectives, and policies of the Comprehensive Plan provided in a later section of the Staff Report.

**2. Will provide a benefit to the City in that it will achieve two or more of the following objectives:**

1. Improve mobility by reducing vehicle miles traveled for residents within a one-half (1/2) mile radius by: **a.** Balancing land uses in a manner that reduces vehicle miles traveled; **b.** Creating a mix of uses that creates an internal trip capture rate of greater than twenty (20%) percent; **c.** Increasing the share of trips that use alternative modes of transportation, such as transit ridership, walking, or bicycle riding.

**Yes.** The requested Application will provide a benefit to the City by improving multi-modal mobility. The paseo, multi-use paths, and pedestrian bridge activate walkability within the site and to other areas throughout the City. In addition, the project has access to the UM/Miracle Mile City Trolley, Metrorail University Station, Underline linear park, and ride sharing services like Uber. Furthermore, the mixed retail and commercial flex spaces and residential units within the proposed site plan and in the surrounding area reduce the number of personal vehicle miles traveled. The Trip Generation Analysis estimates the project will generate 716 less daily trips than the current University Shopping Center. Furthermore, the internal trip capture rate was estimated at 5.5% during morning peak hours and 21.0% during afternoon peak hours. Residents of The Mark have access to commercial uses on site, as well as off-site at the University of Miami and other areas of the City through access to public transit.

2. Promote high-quality development or redevelopment in an area that is experiencing declining or flat property

**Yes.** This proposed redevelopment delivers Mediterranean architectural design, a paseo, and pedestrian and streetscape improvements that enhance and beautify the surrounding area in contrast to the existing 1950s University Shopping Center and surface parking lot.



---

values	
3. Create affordable housing opportunities for people who live or work in the City of Coral Gables.	<b>Yes.</b> The proposed project creates housing opportunities for people in an important area where none exist today. The project proposed a mixture of 1, 2 and 3-bedroom units, with smaller unit sizes that are more attainable for people with different income levels than the expense of larger units or single-family homes.
4. Implement specific objectives and policies of the Comprehensive Plan.	<b>Yes.</b> The proposed project implements a variety of goals, objectives and policies of the Comprehensive Plan, particularly tailored to the Future Land Use, Design, Housing, Mobility, Recreation, and Green elements. An evaluation of the project’s consistency with the comprehensive plan goals, objectives, and policies will be provided below.
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.	<b>Yes.</b> The proposed project, which offers 393 residential apartments and 12 live/work units, is an alternative residential option to surrounding single-family homes. The project offers amenities and uses that are different from single-family homes, such as public transit access, retail, commercial flex space, and open space opportunities. These amenities and uses on-site enhance the area and as a result, can increase market values of neighboring single-family homes.

---

**Staff comments.** The request for a Zoning Code Map Amendment from Mixed-Use 1 to Mixed-Use 2 is connected to the request for a Comprehensive Land Use Map Amendment to Commercial Mid-Rise Intensity. A change to Mixed-Use 2 allows more height than what is allowed in Mixed-Use 1. The existing Mixed-Use 1 designation only allows 77 feet/6 stories. The request to Mixed-Use 2 allows the Applicant to build up to 97 feet/8 stories. The proposed project provides opportunities for work, retail, restaurants, entertainment, and housing, as well as walking, biking, and public transit.

**C. Zoning Code Text Amendment**

Building height and Floor Area Ratio (FAR) are typically controlled by applicable Zoning Code designation. However, in this case the subject property has Site Specific Zoning Regulations, which govern over the more general regulations of the Zoning district. Particularly, Section A-83 – Riviera Section Part 8 determines the permissible floor area ratio (FAR) and height on the property which limits a maximum floor area ratio (FAR) of 1.5 and building height of 4 stories/45 feet.

The Applicant proposes to remove the provisions set forth in the Site Specific Zoning Regulations for the subject property by deleting the Floor Area Ratio (FAR) and building height limitations for Lots 27 through 31, Block 156, Riviera Section Part 8. The result would allow the property to be treated and regulated like most other mixed-use zoned properties throughout the city.

The proposed Zoning Code text amendments are provided below in ~~strikethrough~~/underline format.

## Appendix A. Site Specific Zoning Regulations

\*\*\*

### Section A-83 Riviera Section Part 8

- A. Floor area ratio (FAR) Provisions for buildings four (4) or more stories in height.
1. See Archived Zoning Code Section 3-6(y).
  2. Maximum floor area ratio (FAR) for C District buildings four (4) stories in height located on the following described property shall not exceed 1.5: (2829)
    - a. Lots 1 through 13, inclusive, Block 148.
    - b. Lots 1, 16, 17 and 27 in Block 155.
    - c. ~~Lots 27, 28, 29, 30 and 31, in Block 156.~~
    - d. All portions of Tract A except for the Southwesterly 360.00 feet and northeasterly 425 feet of Tract A.
  3. Maximum floor area ratio (FAR) for C District buildings located on the following described property shall not exceed 3.5:
    - a. The Southwesterly 360.00 feet of Tract A.
- B. Height of buildings.
1. No commercial building shall be constructed or erected on the following described properties to exceed four (4) stories or forty-five (45) feet, whichever is less:
    - a. Lots 1 through 13, inclusive, Block 148.
    - b. Lots 1, 17, 26 and 27, Block 155.
    - c. ~~Lots 27, 28, 29, 30 and 31, Block 156.~~
    - d. All portions of Tract A except for the Southwesterly 360.00 feet and northeasterly 425 feet of Tract A.
  2. No commercial building shall be constructed or erected on the following described properties to exceed one hundred and twenty-six (126) feet:
    - a. The Southwesterly 360.00 feet of Tract A.
  3. No residential or mixed-use building shall be constructed or erected on the following described properties to exceed one hundred twenty-two (122) feet:
    - a. The Southwesterly 360.00 feet and northeasterly 425 feet of Tract A.
- C. Setbacks-Minimum front.
1. All portions of Tract A except for the Southwesterly 360.00 feet and northeasterly 425 feet of Tract A.-One-hundred and twenty-five (125) feet (P. B. 46, Page 100).
- D. Setbacks-Minimum rear.
1. All portions of Tract A except for the Southwesterly 360.00 feet and northeasterly 425 feet of Tract A.-Fifty (50) feet (P. B. 46, Page 100).

**Findings of Fact- Zoning Code Text Amendment**

In accordance with Section 14-212.5 of the Zoning Code, the Planning and Zoning Board shall not recommend adoption of, and the City Commission shall not adopt, text amendments to the Zoning Code or City Code unless the text amendment:

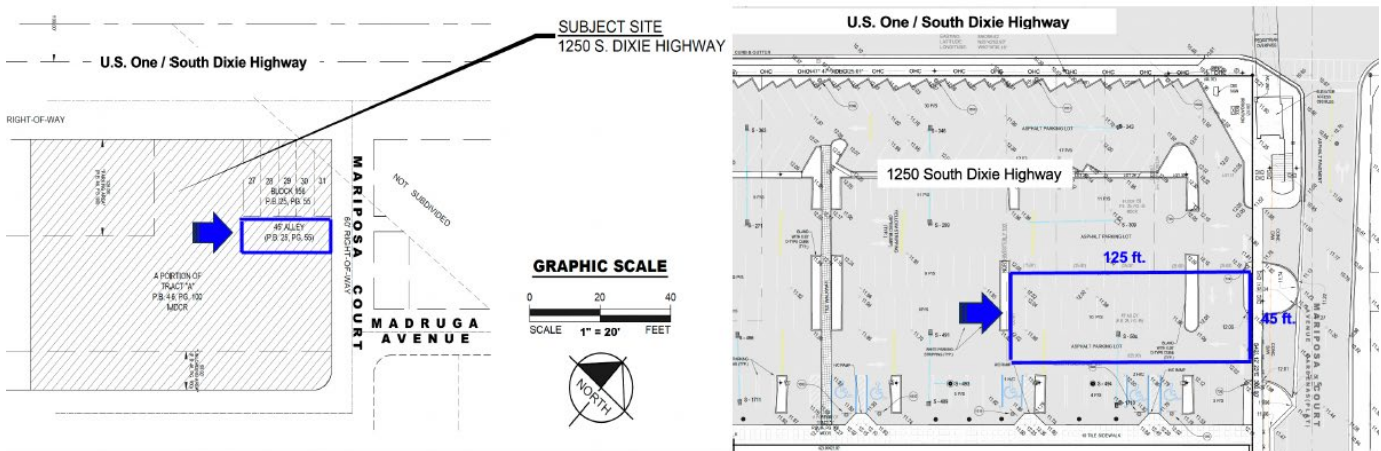
Standard	Staff Evaluation
1. Promotes the public health, safety, and welfare.	The intent of the proposed amendment is to remove the provisions set forth in the Site Specific Zoning Code for this site by removing the FAR and building height limitations. The text amendment would allow for an increase in FAR and building height provided by the underlying zoning for the subject site. Overall, the project promotes the public health, safety, and welfare by redeveloping a currently underutilized piece of land into an 8-story mixed-use building with many residential, commercial, and transit opportunities and an abundance of landscaped open space. The project will enhance the site and drive social, economic, and environmental mobility, and create a foundation for a strong economy and multi-modal transit system.
2. Does not permit uses the Comprehensive Plan prohibits in the area affected by the text amendment.	The proposed text amendment does not impact the permitted uses in the Comprehensive Plan.
3. 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.	The proposed text amendment does not allow densities or intensities exceeding what is allowed in the future land use category. The proposed text amendment would allow the property to redevelop with the same density and intensity limitations as other mixed-use properties in the city.
4. 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.	The proposed text amendment will not cause a decline in the level of service for public infrastructure. The proposed project will be reviewed and be required to meet the minimum concurrency requirements of the Comprehensive Plan.
5. Does not directly conflict with any objective or policy of the Comprehensive Plan.	The proposed amendment does not directly conflict with any goal, objective or policy of the Comprehensive Plan. The proposed amendment meets several goals, objectives, and policies highlighted in a later section of the Staff Report.

**Staff comments:** Staff finds that all five of these criteria are **satisfied** based on the analysis above.

**D. Vacation of Alley**

This section of the report presents City Staff’s evaluation of the Application and Findings of Facts for an Abandonment and Vacation. The Applicant is proposing to vacate the existing 45-foot wide by 125-foot long dead-end alley lying between Tract A and Lots 27 through 31.

City Code Chapter 62, Article VIII, “Vacation, Abandonment and Closure of Streets, Easements and Alleys by Private Owners and the City; Application Process” provides that the Public Works Department shall review all applications for the vacation of a public right-of-way in accordance with criteria set forth in City Code Sections 62-259 and 62-262.



**Findings of Fact- Vacation**

Per Article 13, Section 14-211.3 of the Zoning Code provides Applications for abandonment and vacation of city streets, alleys, special purpose easements and other non-fee interests which the City may have in real property be approved provided that it is demonstrated that:

STANDARD FOR REVIEW	APPLICANTS’ RESPONSE
<p>1. The non-fee property interest sought to be abandoned does not provide a benefit to the public health, safety, welfare, or convenience, in that it is not being used by the City for any of its intended purposes.</p>	<p>The existing dead-end alley is not being used by the City for any of its intended purposes. The alley has been used as part of the private surface parking lot since the 1953 construction of the University Shopping Center. The alley is not joined to another alley or right-of-way and comprises 1/3 of the width of the site. Additionally, the City currently has no easy access to the platted alley, as it is partially blocked by a landscaped bumpout on Mariposa Court. The Applicant seeks to redevelop the site into a mixed-use with fully internalized loading and parking, and therefore has no need for the dead-</p>



STANDARD FOR REVIEW	APPLICANTS' RESPONSE
2. The Comprehensive Plan, special purpose plan, or capital improvement program does not anticipate its use	end alley. The City has not generated a roadway development plan or program to use the dead-end alley. As stated, the alley is currently being used as part of the surface parking lot but serves no public benefit apart from parking and is not connected to another right-of-way or alley.
3. Provides some benefit to the public health, safety, welfare, or convenience, but the overall benefit anticipated to result from the abandonment outweighs the specific benefit derived from the non-fee property interest, in that the vacation or abandonment will not frustrate any comprehensive plan, special purpose plan, or capital improvement program of the City.	As aforementioned, the alley and 1953 University Shopping Center will be replaced with two mixed-use buildings connected by a pedestrian bridge at the 5 <sup>th</sup> floor and a ground floor landscaped pedestrian paseo, which will improve pedestrian movement and reduce vehicular traffic. The area of the alley will be replaced with commercial flex space and internalized parking on the ground level and residential units on the upper levels. The proposed vacation will not frustrate any comprehensive plan, special purpose plan, or capital improvement program of the City. Overall, the vacation seeks to meet the goals of the Comprehensive Plan.
4. The vacation or abandonment will not interfere with any planning effort of the City that is underway at the time of the application but is not yet completed.	The vacation and abandonment of the alley will not interfere with any planning efforts of the City that are presently underway but not yet completed.
5. The vacation or abandonment will provide a material public benefit in terms of promoting the desired development and improves the City's long-term fiscal condition and the Applicants provide beneficial mitigation in the form of a proffered mitigation plan which mitigates the loss of real property, the increase in the intensity of use and/or impacts on the public health, safety	The requested alley vacation will provide a material public benefit to the City by improving pedestrian safety. The alley will be replaced with two mixed-use buildings that internalize vehicular traffic and improve vehicular flow, pedestrian circulation, and safety.

STANDARD FOR REVIEW	APPLICANTS' RESPONSE
and welfare including increased parking and traffic."	

**Staff Comments:** Staff’s determination that this application meets the standards for review and is “consistent” with the CP Goals, Objectives and Policies that are identified below based upon compliance with conditions of approval recommended by Staff and proffered by the Applicant.

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

This section of the report presents City Staff’s evaluation of the Application and Findings of Facts for a Planned Area Development (PAD) designation. The City’s responsibility is to review the Application for consistency with the City’s Comprehensive Plan Goals, Objectives and Policies and compliance with the Zoning Code and City Code.

The purpose of a PAD approval, per Section 2-500, “is to provide 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 on development.”

- a. 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.
- b. Encourage enhancement and preservation of lands which are unique or of outstanding scenic, environmental, cultural and historical significance.
- c. 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.
- d. Encourage compatible 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.
- e. 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 Applicant is proposing a PAD designation to allow flexibility in the MX2 zoning requirements to allow the end portions of the building facade to encroach in the required setbacks on all sides. The Board of Architects approved the proposed preliminary design on November 16, 2023.

A Planned Area Development (PAD) designation must comply with Zoning Code Section 14-206.1, “Required Findings” as follows:

STANDARD	STAFF EVALUATION
A. In what respects the proposed plan is or is not consistent with the stated purpose and intent of the PAD regulations.	The proposed plan is consistent with the stated purpose and intent of the PAD regulations, which is to provide relief from Zoning Code requirements in exchange for public benefits. The Board of Architects requested “additional architectural façade articulation,” leading to these encroachments on Madruga Ave and Mariposa Ct.
B. The extent to which the proposed plan departs from the zoning and subdivision regulations otherwise applicable to the subject property, including density, size, area, bulk and use, and the reasons why such departures are or are not deemed to be in the public interest.	The project does not meet the upper story stepback requirements on Madruga Ave and Mariposa Ct provided in Sections 2-200 of the Zoning Code. The project meets all other zoning regulations including density, size, area, bulk, and use and exceeds design and planning standards by providing additional public benefit. The departure from the stepback requirements allow more building articulation and architectural bookends on the facades. This break-up of the façade create a more human-scaled building massing which is in the public’s interest. The building provides for additional setbacks on Mariposa and Madruga to provide streetscape improvements that include 10-to-30 ft pedestrian sidewalks. The Applicant is also providing a “Mobility Boulevard” along Mariposa Court and allowing pedestrian circulation and amenities within their property to support the use of public transit. Overall, the design focuses on fostering a pedestrian-friendly urban environment through public realm and streetscape improvements, quality architectural design, and access to public transit.
C. The extent to which the proposed plan meets the requirements and standards of the PAD regulations.	The proposed PAD meets the requirements and standards of the PAD regulations outlined in the Zoning Code’s Section 2-500.B., such as the minimum site area, configuration of land, landscaped open space, and design.
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.	The physical design of the proposed PAD delivers public services, provides adequate control over vehicular traffic, protects designated common open areas, and furthers the amenities of light, air, recreation, and visual enjoyment. As articulated, the proposed PAD results in a publicly accessible ground floor pedestrian paseo that is open to the sky, lushly landscaped, and fronted with retail, restaurants, and other amenities. Furthermore, the Traffic Impact Study concludes the project will not have a negative impact on the surrounding roadway network with the implementation of the TIS

STANDARD	STAFF EVALUATION
	recommendations. Parking and unloading/loading are internalized and accessed on the northwest, southwest, and southeast corner of the site, which provide control over vehicular traffic and promote pedestrian safety in the PAD.
E. The compatibility of the proposed PAD with the adjacent properties and neighborhood as well as the current neighborhood context including current uses.	The proposed PAD, which is 97 feet/8 stories, is compatible with adjacent properties in the area, such as the 13-story/150+ Gables One Tower office building, which shares the west property line. To the east of the site is a 1-story Citibank, drive through, and surface parking lot; and to the south is Villa Capri, a 3-story multi-family building. This project aims to redevelop the site into a successful mixed-use building and serve as a transition in height, while maintaining the mix of uses in this vicinity.
F. The desirability of the proposed PAD to physical development of the entire community.	The redevelopment of this property fulfills the objective of the City to create more public open spaces in an urban environment, as well as provide a new, updated mixed-use building on this site. The requests for additional height to 97 feet allow the Applicant to dedicate more space for the pedestrian landscaped paseo, design two smaller scaled buildings, internalize parking, and provide live/work units to complement Villa Capri on Madruga Ave.
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.	The proposed PAD is “consistent” with the CP’s Goals, Objectives and Policies with the recommended conditions of approval and site plan provisions that address the City’s objectives for encouraging redevelopment in the Gables Redevelopment Infill District (GRID).

**Staff’s Findings:** Based upon the Findings of Facts provided herein, Staff finds the Application satisfies the provisions of the Zoning Code for the Planned Area Development (PAD) designation. Staff review finds that the proposed plans and Staff’s recommended conditions of approval incorporate measures to mitigate potentially negative impacts that could have adverse effects on neighboring properties.

**E. Conditional Use for Mixed-Use Site Plan and Live/Work Units**

This section of the report presents City Staff’s evaluation of the Application and Findings of Facts for a site plan and live/work units. The City’s responsibility is to review the Application for consistency with the City’s Comprehensive Plan Goals, Objectives and Policies and compliance with the Zoning Code and City Code.

The purpose of the (MX) Mixed Use Districts, per Section 2-201 of the Zoning Code, is to accommodate various forms and densities of mixed uses, including commercial and residential, to serve the needs of a



diverse community, while ensuring there is a transition to single-family and duplex neighborhoods that protects the integrity of these neighborhoods.

The Mixed-Use Districts are intended to provide a continuous, pedestrian-friendly urban environment, bringing together the activities of daily living, and reducing dependence on vehicular mobility. The Mixed-Use District regulations are intended to improve the public realm, and to produce functional and beautiful streets and public open spaces with:

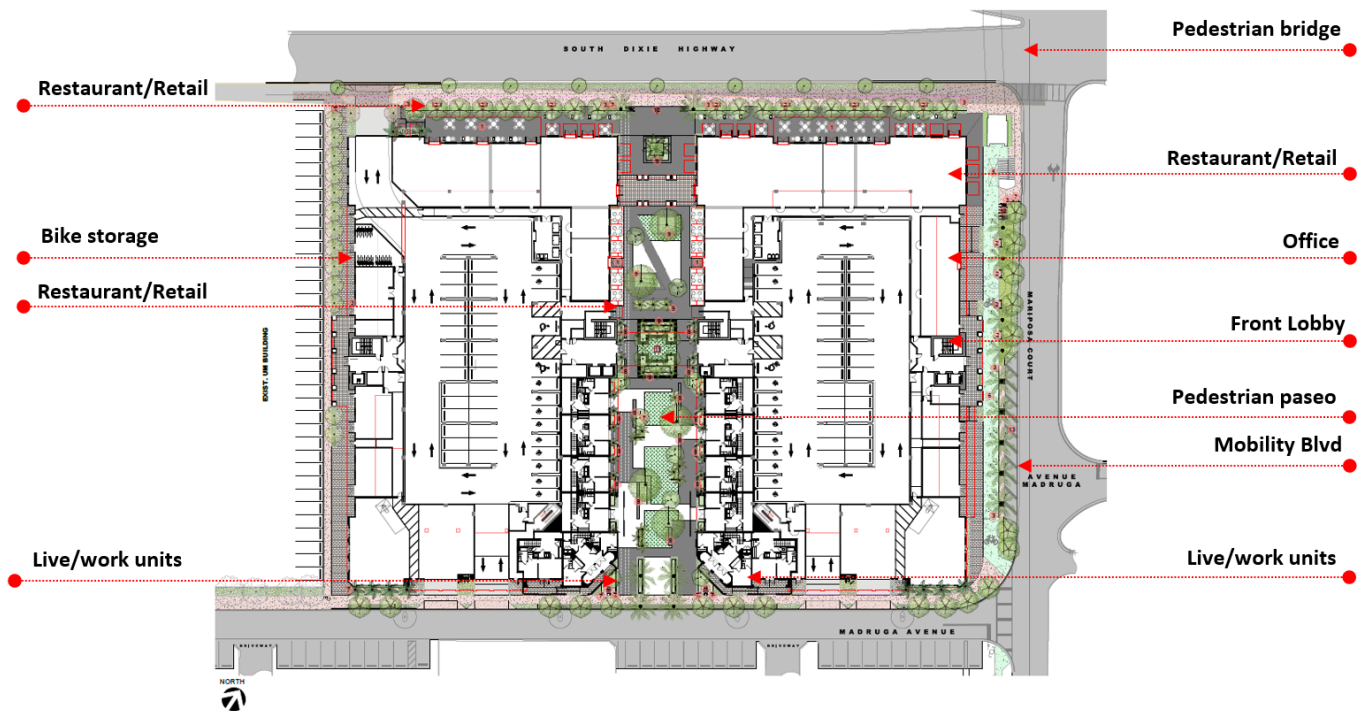
1. street level amenities and design elements contributing to the pedestrian experience;
2. pedestrian connectivity augmented in cross block pedestrian passages; and
3. public open spaces that are welcoming, provide a sense of place, and accommodate a range of activities, from walking between destinations, to waiting for transportation, to accommodating social and cultural activities.

**Site Plan Information**

PROJECT DATA		
Standard	Current/Allowed/Required	Proposed
<b>Existing Lot Area</b>	132,372 sf (private property) 5,625 sf (proposed alley vacation) 137,997 sf (total building site incl. alley)	
<b>Zoning</b>	Mixed-Use 1	Mixed-Use 2
<b>Land Use</b>	Commercial Low-Rise Intensity	Commercial Mid-Rise Intensity
<b>Total FAR</b>	3.5 (482,989.50 sf)	3.13 (431,342.78 sf)
<b>Building height</b>	Existing land use: Commercial Low-Rise Intensity 6 stories / 77 ft (Med Bonus Level 2)  After change of Land Use to Commercial Mid-Rise Intensity: 8 stories / 97 ft (Med Bonus Level 2)	Proposed land use: Commercial Mid-Rise Intensity 8 stories / 97 ft (Med Bonus Level 2)
<b>Proposed Uses:</b>		
<i>Residential</i>	Density: 125 units/acre 3.168 acres x 125 = 396 units	393 units
<i>Commercial</i>	8%	8.03% (34,635.67 sf)
<b>Parking</b>		
<i>Residential Units (57 units)</i>		
<i>1BR, 114 units x 1 space</i>	114 spaces	
<i>2BR, 121 units x 1.75 space</i>	211.75 spaces	
<i>3BR, 158 units x 2.25 space</i>	355.5 spaces	
<i>Live/work Units</i>		
<i>Work: 9,557.08 sf / 350</i>	27.30 spaces	
<i>Live: 12 Units x 1</i>	12 spaces	
<i>Restaurant/Retail/Commercial Flex</i>		
<i>21,959.67 sf / 300 sf</i>	73.19 spaces	
<b>Total Parking</b>	<b>700 spaces</b> <b>(required per shared parking analysis)</b>	<b>701 spaces</b>
<i>EV Accessible Spaces</i>	35.05 spaces	36
<i>EV Ready Spaces</i>	105.15	106
<i>EV Capable Spaces</i>	140.2	141

<b>Open Space</b>	27,599 sf (20%)	Paseo: 18,775 sf (14% or 0.43 acres) Remaining on-site: 8,825+ sf (6%)
<b>Stepbacks</b>		
<i>US1 (Front)</i>	10 ft	0 to 5 ft 8 in (varies)
<i>UM Gables One Tower (Side)</i>	15 ft	0 to 10 ft 5 in (varies)
<i>Madruga Ave (Side st)</i>	10 ft	0 to 5 ft (varies)
<i>Mariposa Ct (Side st)</i>	10 ft	0 to 4 ft 7 in (varies)
<b>Setbacks</b>		
<i>US1 (Front)</i>	20 ft	25 ft 8 in
<i>UM Gables One Tower (Side)</i>	0 ft	0 ft 7 in
<i>Madruga Ave (Side)</i>	0 ft	2 ft 7 in
<i>Mariposa Ct (Side)</i>	0 ft	0 ft 11 in

**Site Plan**



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

Buildings and structures on building sites of 20,000 square feet or more, or with street frontage of two hundred (200) feet or more, and live/work units require conditional use review and approval per Section 2-201 of the Zoning Code.

As aforementioned, the purpose of a Conditional Use per Section 14-203 of the Zoning Code “is to recognize that there are uses which may have beneficial effects and serve important public interests, but which may, but not necessarily, have adverse effects on the environment, particularly residential areas, overburden public services, or change the desired character of an area. Individualized review of these uses is necessary due to the potential individual or cumulative impacts that they may have on the surrounding area or neighborhood. The review process allows the imposition of conditions to mitigate identified

concerns or to deny the use if concerns cannot be resolved.”

A Conditional Use review must comply with Zoning Code Section 14-203.8, “Standards for Review” as follows:

STANDARD	STAFF EVALUATION
1. 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.	<p><b>Yes.</b> The Application for the mixed-use site plan and live/work units are consistent with the Comprehensive Land Use Plan goals, objectives, and policies and Zoning Code provisions. The proposed project will redevelop the site by providing 393 residential units, 12 live/work units, 19,571 square feet of retail and restaurants, and 2,387 square feet of commercial flex space. The ground floor pedestrian paseo provides a car-free connection to US1 and includes features such as lighting, outdoor seating for restaurants, benches, fountains, meditation garden, dog stations, bike racks, waste containers, shade trees, and lush landscaping.</p>
	<p>Additionally, the project provides pedestrian and streetscape improvements, traffic calming measures, a mobility boulevard on Mariposa Court, and other public realm enhancements. The 10-foot mobility boulevard and 8-foot pedestrian sidewalk along Mariposa Ct allow pedestrians and bicyclists to access the US1 pedestrian bridge and safely reach the Underline linear park, the University Metrorail Station, and the University of Miami. The Applicant is also removing the existing asphalt along the north shoulder of Madruga Ave behind the Gables One Tower to replace with a sidewalk to the Thesis/Paseo. The design also incorporates commercial flex space uses along Mariposa Ct to activate the street. In addition, the Applicant eliminates the problem of loading/unloading on the street by internalizing the parking and unloading/loading. However, the Applicant has dedicated 3 existing on-street parking on Mariposa Ct to ridesharing and small commercial vehicles.</p>
	<p>The project recreates the site with a variety of uses and embellishes the area. The proposed building sits along US1, a major commercial thoroughfare, and across the University Metrorail Station and the University of Miami. The proposed mixed-use building is a transition between the commercial uses of US1 and multi-family buildings and single-family residences to the south. Overall, the project contributes to Coral Gables’ vibrancy, promotes a pedestrian-friendly environment, and meets several goals, objectives, and policies of the Comprehensive Plan.</p>
2. The available use to which the	<b>Yes.</b> The mixed-use site plan is appropriate and consistent with

STANDARD	STAFF EVALUATION
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.	the surrounding context along US1. Its design, scale, and use embellish the mix of existing and future retail, restaurant, office, civic, and residential uses of the area. The pedestrian landscaped paseo, streetscape improvements, and traffic calming measures are sought-after initiatives and create a sense of place. This new open space will make this area of US1 a more attractive outdoor space and pedestrian-friendly for residents, employees, and visitors. The purpose of the live/work units on Madruga Ave is to provide some active uses adjacent Villa Capri, a multi-family building. In addition, the proposed 97'/8 story building is significantly smaller than the neighboring Gables One Tower, however, will be 2 stories higher than what is currently allowed in the Comprehensive Plan Land Use Map and Zoning Map.
3. The proposed conditional use does not conflict with the needs and character of the neighborhood and the City.	<b>Yes.</b> The Applicant is requesting to construct a building that serves as a transition in height from the Gables One Tower and Thesis/Paseo to the west to the multi-family residences to the south of the site. However, the use complements the mix of uses in this area of Coral Gables. The project proposes a mix of uses with residential units, retail, amenities, public open spaces, and an internal loading area screened from the public. In addition, the proposed retail spaces will promote new businesses and employment opportunities for residents, students, and young professionals in search of commercial flex space, restaurant, customer service, management, and other retail experience. The project may also inspire residents and employees to utilize alternative transportation modes beyond driving, such as walking, biking, and taking the Metrorail, Underline, trolley, and bus. Therefore, the proposed commercial and residential uses do not conflict with the needs and character of the mixed use, residential, and commercial neighborhood.
4. The proposed conditional use will not adversely or unreasonably affect the use of other property in the area.	<b>Yes.</b> The Applicant's proposal of a mixed-use site plan and live/work units will not adversely or unreasonably affect the use of other buildings on US1, Madruga Ave, or Mariposa Ct. The proposed building is significantly smaller than the Gables One Tower and the Thesis/Paseo but is taller than the existing University Shopping Center. However, the Applicant is requesting Commercial Mid-Rise Intensity and Mixed-Use 2 designations that would allow 2 additional stories to 8 feet/97 feet. The project provides open space through its ground floor pedestrian paseo that surpasses the Zoning Code's minimum requirements and pedestrian streetscape improvements. The project encourages residents, employees, and visitors to utilize amenities and public transit services.

STANDARD	STAFF EVALUATION
<p>5. 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.</p>	<p><b>Yes.</b> The request to construct a mixed-use building is compatible with the allowed development of adjacent buildings and structures. The mix of residential and commercial uses, which includes live/work units, will complement Villa Capri and the existing commercial uses along US1 and not adversely affect the adjacent uses or buildings.</p> <p>The project provides additional open space with landscape design and pedestrian streetscape improvements that will improve and is compatible with the area. The pedestrian landscaped paseo and commercial uses along Mariposa Ct activate the streetscape further. Overall, the extra shade, plants, outdoor seating, and other landscape improvements will enrich the aesthetics of the urban area.</p>
<p>6. The parcel proposed for development is adequate in size and shape to accommodate all development features.</p>	<p><b>Yes.</b> The project site comprises of a portion of Tract A and Lots 27 through 31, Block 156, Riviera Section Part 8 and is approximately 137,997 square feet (3.2 acres) in size, which accommodates all the proposed development features.</p>
<p>7. The nature of the proposed development is not detrimental to the health, safety and general welfare of the community.</p>	<p><b>Yes.</b> The requests to approve the site plan and live/work units are not detrimental to the health, safety, and general welfare of the community. The mixture of uses, proximity to public transit, pedestrian streetscape improvements, and amenities provided promote a pedestrian-friendly setting. The open spaces will include shade trees, lighting, landscaping, and seating areas that elevate the beauty and walkability of this site and area. Landscaping and lighting improvements foster a sense of safety. The project will continue enriching and supporting the surrounding uses of this area, especially office and retail centers.</p>
<p>8. The design of the proposed driveways, circulation patterns and parking is well defined to promote vehicular and pedestrian circulation.</p>	<p><b>Yes.</b> All vehicular parking for the project is located within the confines of the building and accessed from US1 on the northwest area of the site and from Madruga. Loading/unloading services areas are also internalized and can be accessed on Madruga Ave. The pedestrian paseo that runs from US1 to Madruga Ave and mobility boulevard along Mariposa encourage and facilitate pedestrian and bicyclists' circulation through and around the project site, as well as the surrounding district. Staff's recommended conditions of approval include the requirement for a level and continuous sidewalk through these driveways to prioritize pedestrian circulation.</p>
<p>9. The proposed conditional use satisfies the concurrency</p>	<p><b>Yes.</b> The property is located within the Gables Redevelopment Infill District (GRID) which allows development to move forward</p>

STANDARD	STAFF EVALUATION
standards of Section 14-218 and will not adversely burden public facilities, including the traffic-carrying capacities of streets, in an unreasonable or disproportionate manner.	regardless of a roadway’s level of service (LOS). Additionally, a traffic impact study was prepared by Caltran Engineering Group, Inc. According to the analysis, Caltran Engineering Group, Inc. concluded that the project should not impact or negatively affect the surrounding roadway network and intersections. Certain conditions of approval are recommended to ensure the project meets required infrastructure.

**CONSISTENCY EVALUATION OF THE COMPREHENSIVE PLAN (CP) GOALS, OBJECTIVES AND POLICIES**

This section provides those Comprehensive Plan Goals, Objectives and Policies applicable to the proposed re-plat and the determination of consistency:

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-1.7.1.</b> Encourage effective and proper high-quality development of the Central Business District, the Industrial District and the University of Miami employment centers which offer potential for local employment in proximity to protected residential neighborhoods.	Complies
5.	<b>Goal FLU-1.9.</b> Encourage sound innovation in the development standards of the City’s Zoning Code which provides a continuing process to respond to community needs.	Complies
6.	<b>Policy FLU-1.11.1.</b> Maintain and enforce effective development and maintenance regulations through site plan review, code enforcement, and design review boards and committees.	Complies
7.	<b>Goal DES-1.</b> Maintain the City as a livable city, attractive in its setting and dynamic in its urban character.	Complies



REF. NO.	COMPREHENSIVE PLAN GOAL, OBJECTIVE AND POLICY	STAFF REVIEW
8 .	<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
9 .	<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
10 .	<b>Goal HOU-1.</b> Provide a supply of housing that addresses the City’s needs that shall include a variety of housing opportunities for all income ranges, provide housing diversity to enhance the City’s social and economic growth and continue to be a distinctive, diverse, attractive and desirable place to live.	Complies
11 .	<b>Goal MOB-1.</b> Provide accessible, attractive, economically viable transportation options that meet the needs of the residents, employers, employees and visitors through a variety of methods.	Complies
12 .	<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
13 .	<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
14 .	<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
15 .	<b>Policy MOB-1.1.3.</b> Locate higher density development along transit corridors and near multimodal stations.	Complies
16 .	<b>Policy MOB-1.1.4.</b> Support incentives that promote walking, bicycling and public transit and those that improve pedestrian and bicycle access to/and between local destinations such as public facilities, governmental facilities, schools, parks, open space, employment centers, downtown, commercial centers, high concentrations of residential, private/public schools, University of Miami and multimodal transit centers/stations.	Complies
17 .	<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
18 .	<b>Goal MOB-2.</b> The City will maintain and enhance a safe, convenient, balanced, efficient and interconnected multi-modal system consisting of vehicular, transit, bicycle, and pedestrian transportation options; and will be coordinated with the City’s Comprehensive Plan while maintaining the economic viability of the City’s	Complies

REF. NO.	COMPREHENSIVE PLAN GOAL, OBJECTIVE AND POLICY	STAFF REVIEW
	businesses, and continued enhancement of the quality of life for the City's neighborhoods.	
1 9 .	<p><b>Objective MOB-2.2.5.</b> As a vibrant mature City located in rapidly growing Miami-Dade County, the City shall continue to pursue and promote infill and redevelopment in appropriate parts of the City, especially within the City's GRID. The City shall research the following:</p> <ul style="list-style-type: none"> <li>• The possible expansion and upgrade of the current trolley system to other destinations within the City which may include a northern extension beyond 8th Street and connection to the University of Miami campus.</li> <li>• Potential development incentives and/or economic incentives to promote trolley ridership.</li> </ul> <p>Maintain the existing Coral Gables Mediterranean Style Design Standards, which awards density and height bonuses for developments which provide pedestrian amenities thereby encouraging walkability.</p>	Complies
2 0 .	<b>Policy MOB-2.3.5.</b> As a part of development review, the City shall promote the safe movement of bicycle and pedestrian traffic.	Complies
2 1 .	<b>Policy REC-1.3.1.</b> Additional public open space and natural preserves shall be designated and where feasible, acquired by the City in an effort to maintain and exceed the adopted Level of Service standard for parks and open space.	Complies
2 2 .	<b>Objective REC-1.4.</b> Promote convenient public and private recreation and open space resources and opportunities for the optimum use of residents by providing facilities within a 10-minute walk for every resident within the City.	Complies
2 3 .	<b>Policy GRN-1.3.2.</b> All new development proposals shall include designated safe pedestrian paths of travel within the site and provides pedestrian access to and from the public right-of-way to encourage walkability.	Complies
2 4 .	<b>Policy GRN-1.4.5.</b> The City will discourage new above ground power lines in all instances, especially in locations where it would result in minimizing the available right-of-way for the purpose of planting new trees. Through the site plan review process, the City will discourage all instances where new above ground power lines will compromise existing trees or the planting of new trees, favoring the planting of trees as a priority.	Complies

**Staff Comments:** The above evaluation indicates that the Applications for a Comprehensive Plan Land Use Map Amendment, Zoning Map Amendment, Zoning Code Text Amendment, Abandonment and Vacation of a Dead-End Alley, Planned Area Development, and Mixed-Use Site Plan and Live/work Review for the proposed mixed-use project referred as "The Mark" are "consistent" with the Comprehensive Plan's goals, objectives, and policies as determined by Staff.

The proposed project complies with the Future Land Use, Design, and Housing goals, objectives, and policies listed above. The site of the Mark project is unique due its specific location on US1, a commercial corridor, and proximity to the Metrorail, University of Miami, Underline linear park, Paseo/Thesis, Jaycee

Park, commercial properties, and residences. The surrounding businesses, employment centers, and neighborhoods would benefit from the redevelopment of a new, high-quality, mixed-use development that contributes to the neighborhood with Mediterranean architecture, streetscape improvements, traffic calming, and a paseo open to the sky. The Mediterranean design includes features such as the perimeter building step backs, cantilevered open balconies, frequent use of doors and windows, archways, awnings, and a loggia to articulate the façade.

The existing University Shopping Center currently has several vacant storefronts and is predominantly occupied by a surface parking lot. The underlying Comprehensive Plan Map and Zoning Map regulations allow 77 feet/6 stories of height. The Applicant is requesting additional height to accommodate all the mix of uses and amenities, while also providing significant open spaces. In addition, the Applicant reduced the massing of the project by designing two mixed-use buildings connected by a pedestrian bridge. This design initiative allowed the creation of the open paseo, retail, restaurants, and amenities available to residents and neighbors.

Furthermore, the site is less than ¼ of a mile from the University Station, and therefore, falls within Miami-Dade County's Rapid Transit Zone (RTZ) district. Additionally, the current mixed-use zoning qualifies the property for a potential Live Local Act application that could allow significantly more height than the requested 97 feet. The proposed project provides 393 residential units (114 1-BR units, 121 2-BR units, and 158 3-BR units) that can accommodate different income ranges and household sizes. Overall, the project augments the area with additional retail, employment, multi-modal transportation opportunities, and residential uses. This project will make this area of Coral Gables a more attractive place for residents to live, work, play, walk, and cycle through.

The proposed project also meets the Mobility goals, objectives, and policies above. The Mark project provides close access to public transit modes, such as the Metrorail University Station, Underline linear park, UM/Miracle Mile City Trolley, as well as other ride sharing services like Freebie and Uber. Traffic impacts are mitigated by internalizing parking and loading/unloading services and creating the paseo and the Mobility Boulevard that prioritize the safety of pedestrians and bicyclists.

The Recreation and Green goals, objectives and policies are met through the additional open space and amenities that are available within the paseo. As stated, the paseo is available to residents and pedestrians to enjoy an open-to-the-sky space activated by restaurants and outdoor dining, meditation garden, dog stations, benches, lighting, bike racks, designed hardscape, and lush landscaping.

In essence, the 1950s retail strip center will be redeveloped into a 97' mixed-use building that contains 383 residential units on upper levels, 12 live/work units, 34,631 square feet of ground floor commercial uses, 701 parking spaces, 18,775 square feet of ground floor paseo, including a greenway in between two buildings, all of which encourage walking, biking, and utilizing public transit systems like the bus, trolley, Underline, and Metrorail Station. Moreover, the project provides architectural elements at the street level, landscaped open space, seating, lighting, bicycle parking, street trees, and small curb radii that encourage walking and cycling with the intent of enhancing pedestrian safety, greenery, and beautification. This project enhances this area of US1 and offers an alternative housing option that is different from single-family and multi-family homes.

**4. REVIEW TIMELINE AND PUBLIC NOTIFICATION AND COMMENTS**

**City Review Timeline**

The submitted applications have undergone the following City reviews:

TYPE OF REVIEW	DATE
Development Review Committee	06.30.23 11.15.23
Board of Architects Conceptual Review	08.10.23
Board of Architects (Preliminary Design and Mediterranean Architecture)	10.05.23 11.16.23
Traffic Advisory Board (Courtesy Review)	12.19.23
Planning and Zoning Board	04.10.24
City Commission (1 <sup>st</sup> reading)	TBD
City Commission (2 <sup>nd</sup> reading)	TBD

**Public Notification and Comments**

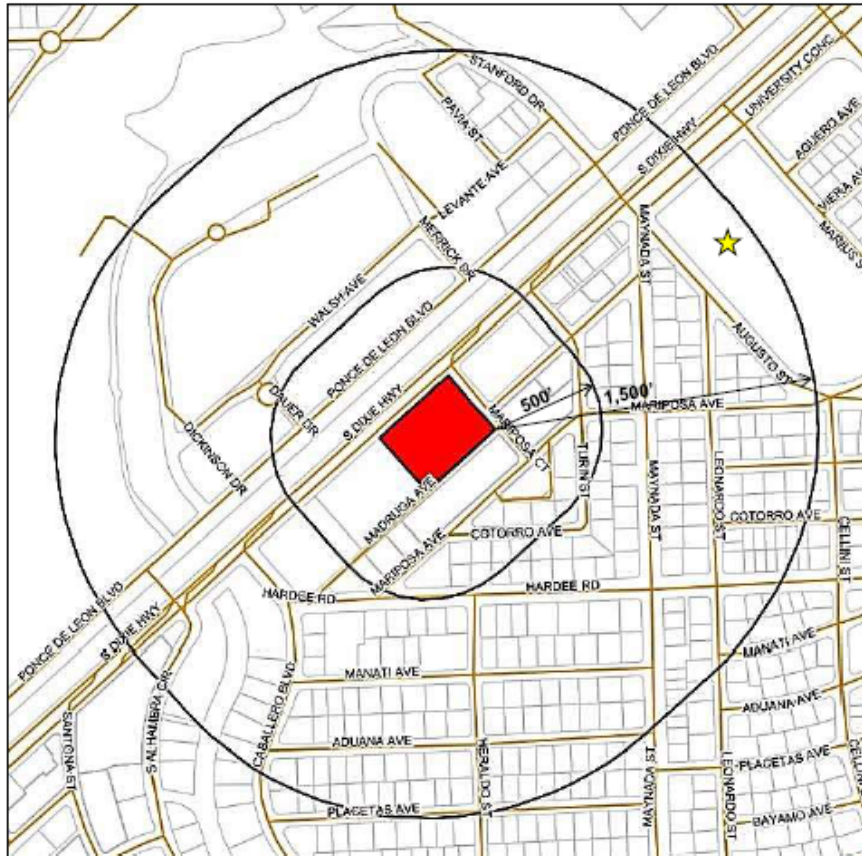
The Applicant held several neighborhood meetings in addition to the two required neighborhood meetings with notification to all property owners within 1,500 of the property.

PUBLIC OUTREACH TYPE	DATE(S)	LOCATION	APPROX. ATTENDANCE
Miscellaneous one-on-one meetings with neighbors	06.2023 to Present	On-site/neighborhood walk around	1-3 persons per meeting
Neighborhood meeting	06.06.23 08.09.23	The Standard at CG (1515 San Remo Ave)	3 25
Villa Capri meeting Board of Directors and residents	08.30.23	Villa Capri Condominium	16 persons signed in; 21+/- attended
Royal Caribbean Condominium Board of Directors and Residents	09.21.23	Zoom Call	7
Required Neighborhood Meeting - Written Public Notice mailed within 1,500 of Property	01.31.24	The Cocoplum Women’s Club	53+
Additional (2nd) Neighborhood Meeting - Mailed notice to all Properties within 1,500 of Property	02.21.24	The Cocoplum Women’s Club	32+

The Zoning Code requires that a mailed notification be provided to all property owners within 1,500 feet

of the property. The notification was sent on March 27, 2024. 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 817 notices were mailed. A copy of the legal advertisement and courtesy notice are provided as Attachment D. A map of the notice radius is provided below.

*Mailed Notification Radius Map*



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

**Public Notice**

TYPE	DATE
Legal advertisement for PZB	03.25.24
Mailed notification for PZB	03.27.24
Sign posting of property for PZB	03.27.24
Posted Staff report on City web page for PZB	04.04.24

**5. Staff Recommendation.**

The Planning Division based upon the complete Findings of Fact contained within this Report recommends the following:

1. **Change of Land Use.** *An Ordinance of the City Commission of Coral Gables, Florida amending the Future Land Use Map of the City of Coral Gables Comprehensive Plan pursuant to Zoning Code Article 14, "Process," Section 14-213, "Comprehensive Plan Text and Map Amendments," and Small Scale Amendment Procedures (SS. 163.3187, Florida Statutes), from "Commercial Low-Rise Intensity" to "Commercial Mid-Rise Intensity" for a Portion of Tract A and Lots 27 through 31, Block 156, Riviera Section Part 8 (1250 S Dixie Highway), Coral Gables, Florida; providing for a repealer provision, severability clause, and providing for an effective date (Legal description on file).*

Staff recommends **Approval.**

2. **Change of Zoning.** *An Ordinance of the City Commission of Coral Gables, Florida making Zoning District boundary changes pursuant to Zoning Code Article 14, "Process," Section 14-212, "Zoning Code Text and Map Amendments," from Mixed Use 1 (MX1) to Mixed Use 2 (MX2) for a Portion of Tract A and Lots 27 through 31, Block 156, Riviera Section Part 8 (1250 S Dixie Highway), Coral Gables, Florida; providing for a repealer provision, severability clause, and providing for an effective date (Legal description on file).*

Staff recommends **Approval.**

3. **Zoning Code Text Amendment.** *An Ordinance of the City Commission of Coral Gables, Florida providing for a text amendment to the City of Coral Gables Official Zoning Code, Appendix A, "Site Specific Zoning Regulations," Section A-83, "Riviera Section Part 8" to remove Lots 27 through 31, Block 156 from the Floor Area Ratio (FAR) and building height limitations to allow for an increase in FAR and building height provided by the underlying zoning, Block 156, Riviera Section Part 8 (1250 S Dixie Highway), Coral Gables, Florida; providing for a repealer provision, severability clause, and providing for an effective date (Legal description on file).*

Staff recommends **Approval.**

4. **Alley Vacation.** *An Ordinance of the City Commission of Coral Gables, Florida, approving the vacation of a public alleyway pursuant to Zoning Code Article 14, "Process," Section 14-211, "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 forty-five (45) foot wide alley which is approximately one hundred twenty-five (125) feet in length lying between Tract A and Lots 27 through 31, Riviera Section Part 8 (1250 S Dixie Highway), Coral Gables, Florida; providing for a repealer provision, severability clause, and providing for an effective date (Legal description on file).*

Staff recommends **Approval.**



5. **Planned Area Development (PAD).** *An Ordinance of the City Commission of Coral Gables, Florida approving a Planned Area Development (PAD) pursuant to Zoning Code Article 14, "Process," Section 14-206, "General Procedures for Planned Area Development" for a proposed mixed-use project referred to as "The Mark" on the property legally described as a Portion of Tract A, together with Lots 27 through 31, and together with that portion of the 45-foot platted alley, Block 156, Riviera Section Part 8 (1250 S Dixie Highway), Coral Gables, Florida; providing for a repealer provision, severability clause, and providing for an effective date (Legal description on file).*

Staff recommends **Approval, with conditions.**

6. **Conditional Use for Mixed-Use Site Plan.** *A Resolution of the City Commission of Coral Gables, Florida approving mixed-use site plan review pursuant to Zoning Code Article 14, "Process" Section 14-203, "Conditional Uses," for a proposed mixed-use project including live/work units referred to as "The Mark" on the property legally described as a Portion of Tract A, together with Lots 27 through 31, and together with that Portion of the 45-foot platted alley, Block 156, Riviera Section Part 8 (1250 S Dixie Highway), Coral Gables, Florida; providing for a repealer provision, severability clause, and providing for an effective date (Legal description on file).*

Staff recommends **Approval, with conditions.**

## CONDITIONS OF APPROVAL

1. **Application/supporting documentation.** Construction of the proposed project shall be in substantial conformance with all of the following:
- a. The Applicant's submittal package prepared by Behar Font to include:
    - I. Maximum building heights shall not exceed 97'
    - II. 3.5 FAR (431,342.78 sq. ft.)
    - III. 393 dwelling units
    - IV. 12 ground floor live/work units
    - V. 34,635 square feet, approximately, of commercial space
    - VI. 27,600+ sq. ft. of open space, including 18,775 sq. ft. ground floor paseo
  - b. All representations proffered by the Applicant's representatives as a part of the review of the Application at public hearings.
2. **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.

3. **Prior to First Reading of City Commission.** The Applicant shall update the 20% Open Space diagram to provide for an accurate calculation.
4. **Prior to issuance of the first Building Permit,** the 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. **Off-site and Public Realm Improvements.**
    - i. **Miami-Dade County approval.** All traffic flow modifications, including the pedestrian crosswalk at Mariposa Ct and Madruga Ave, bike boulevard markings along Mariposa Ave, and other applicable street design changes, shall require a “Dry-Run” approval of Miami-Dade County and the City prior to the issuance of the first City permit for vertical construction.
    - ii. **Traffic Calming Improvements.** Prior to issuance of the first City permit for vertical construction, all proposed streetscape improvements, including the pedestrian crosswalk at Mariposa Ct and Madruga Ave, speed cushion on Hardee at Madruga Ave, intersection improvements at Hardee and Mariposa to include narrower travel lanes and asphalt reduction, bike boulevard pavement markings along Mariposa between Caballero Blvd and Maynada/US1, and street design with landscape improvements on Madruga Ave, Mariposa Ct, and US1 shall require approval from the City. If any components of the proposed modifications are not approved, additional community involvement may be required.
    - iii. **Pedestrian and Bicycle improvements.** The Applicant shall install a wide sidewalk/multi-use path along the south side of Mariposa Ct, between Madruga Ave and Mariposa Ave, with sidewalk extensions to access the adjoining streets. As voluntarily proffered by the Applicant, bike boulevard or “sharrow” pavement markings shall be installed along Mariposa Ave/Hardee Rd/Caballero Blvd/Maynada per the Pedestrian & Bicycle Master Plan and the Comprehensive Plan’s Bicycle Facilities map.
    - iv. **Traffic Impact Study.** The Applicant shall coordinate with Miami-Dade County Traffic and Signal Division (TSS) for signal retiming at the Mariposa Court and US1 intersection. The Applicant shall also adhere to the Loading Operations Plan, as submitted.
  - c. **Art in Public Places.** The 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, the 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 9.
  - d. **On-street parking.** Payment shall be provided by the 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.
  - e. **Signage.** Provide Signage Plan indicating code compliant size and location of all proposed exterior signage.

- f. **Encroachment Agreement and Covenant.** All encroachments illustrated in the Applicant’s submittal package, including 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 are approved by the City Commission in in the Site Plan approval and a Hold Harmless agreement must be executed approving the encroachments. 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.
- g. **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.
- h. **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.
- i. **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 vehicle circulation along all streets with all sidewalks on US1 and Mariposa Ct to remain open throughout construction.
- j. **Underground overhead utilities.** Applicant shall provide all necessary plans and documents to underground all new and existing utilities on and off-site along Madruga Avenue and Mariposa Ct adjacent to the property, subject to review and approval by the Directors of Public Works, Landscape Services and Planning and Zoning and utility providers. Relocation or undergrounding of utility pole at southwest corner of Madruga Ave and Mariposa Ct may be required for proposed sidewalk.
- k. **Enhanced Landscape Requirements.** Applicant shall provide an ISA certified arborist’s report for explaining the conditions of all trees onsite and in the right-of-way, with the tree disposition and protection plan for Staff review and approval. All underground utilities must be shown on the tree planting plans to ensure there are no tree planting conflicts. Provided landscape shall exceed requirements provided in Article 6 of the Coral Gables Zoning Code. Minimum tree planting height in the right-of-way shall exceed sixteen (16) feet, three-and-a-half (3.5) inch caliper, and regularly spaced at 25 to 35 feet on-center. Tree species shall be consistent with the streetscape master plan or existing street species, as deemed appropriate by Public Works Greenspace Management Division. Silva cells will be required below pavements in the drip line of large tree species at 32” minimum in depth within the public right-of-way and subject property. Structural soil may be used adjacent to medium and small trees in lieu of silva cells.



Applicant choose 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.
- c. **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 traffic calming and pedestrian safety improvements required by these studies within one year of the completion of these studies, as approved by the Public Works Director.

#### ATTACHMENTS


- A. Applicant submittal package.
- B. Applicant submittal package - Architectural.
- C. Traffic Impact Study (TIS) and Public Works TIS acceptance letter.
- D. Approved Board of Architects submittal package.
- E. Notice mailed to all property owners within 1,500 feet and legal ad.
- F. PowerPoint Presentation.
- G. Public Comments.

Please visit the City's webpage at [www.coralgables.com](http://www.coralgables.com) to view all Application materials, notices, applicable public comments, minutes, etc. The complete Application and all background information also is on file and available for examination during business hours at the Planning and Zoning Division, 427 Biltmore Way, Suite 201, Coral Gables, Florida, 33134.

Respectfully submitted,



Jennifer Garcia, AICP, CNU-A  
Planning Official  
City of Coral Gables, Florida

	<h2>City of Coral Gables Notice of Public Hearing</h2>	
<b>Applicant:</b>	<b>LCD Acquisitions, LLC</b>	
<b>Application:</b>	<ol style="list-style-type: none"> <li>1. <b>Comprehensive Plan Map Amendment</b></li> <li>2. <b>Zoning Map Amendment</b></li> <li>3. <b>Zoning Code Text Amendment</b></li> <li>4. <b>Abandonment and Vacation of an Alley</b></li> <li>5. <b>Planned Area Development (PAD)</b></li> <li>6. <b>Conditional Use - Mixed-Use Site Plan</b></li> </ol>	
<b>Property:</b>	<b>1250 S Dixie Highway</b>	
<b>Public Hearing - Date/Time/ Location:</b>	<b>Planning &amp; Zoning Board</b> Wednesday, April 10, 2024, 6:00 p.m.  City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida, 33134 e-comments: <a href="http://www.CoralGables.GranicusIdeas.com/meetings">www.CoralGables.GranicusIdeas.com/meetings</a>	

PUBLIC NOTICE is hereby given that the City of Coral Gables, Florida, Planning & Zoning Board will conduct a Public Hearing on **Wednesday, April 10, 2024**.

An application has been submitted by LCD Acquisitions, LLC (“LCD”) (the “Applicant”) requesting for the review of a proposed mixed-use building to be located fronting US1, Mariposa Court, and Madruga Avenue. The project, referred to as “The Mark,” includes 393 residential units, 12 live work units, 34,631 square feet of ground floor commercial uses, 701 parking spaces, and 18,775 square feet of open space, including a greenway in between the two buildings. The proposed buildings are 97 feet (8 stories).

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.

1. **Change of Land Use.** An Ordinance of the City Commission of Coral Gables, Florida amending the Future Land Use Map of the City of Coral Gables Comprehensive Plan pursuant to Zoning Code Article 14, “Process,” Section 14-213, “Comprehensive Plan Text and Map Amendments,” and Small Scale Amendment Procedures (SS. 163.3187, Florida Statutes), from “Commercial Low-Rise Intensity” to “Commercial Mid-Rise Intensity” for a Portion of Tract A and Lots 27 through 31, Block 156, Riviera Section Part 8 (1250 S Dixie Highway), Coral Gables, Florida; providing for a repealer provision, severability clause, and providing for an effective date (Legal description on file).
2. **Change of Zoning.** An Ordinance of the City Commission of Coral Gables, Florida making Zoning District boundary changes pursuant to Zoning Code Article 14, “Process,” Section 14-212, “Zoning Code Text and Map Amendments,” from Mixed Use 1 (MX1) to Mixed Use 2 (MX2) for a Portion of Tract A and Lots 27 through 31, Block 156, Riviera Section Part 8 (1250 S Dixie Highway), Coral Gables, Florida; providing for a repealer provision, severability clause, and providing for an effective date (Legal description on file).
3. **Zoning Code Text Amendment.** An Ordinance of the City Commission of Coral Gables, Florida providing



for a text amendment to the City of Coral Gables Official Zoning Code, Appendix A, "Site Specific Zoning Regulations," Section A-83, "Riviera Section Part 8" to remove Lots 27 through 31, Block 156 from the Floor Area Ratio (FAR) and building height limitations to allow for an increase in FAR and building height provided by the underlying zoning, Block 156, Riviera Section Part 8 (1250 S Dixie Highway), Coral Gables, Florida; providing for a repealer provision, severability clause, and providing for an effective date (Legal description on file).

4. **Alley Vacation.** An Ordinance of the City Commission of Coral Gables, Florida, approving the vacation of a public alleyway pursuant to Zoning Code Article 14, "Process," Section 14-211, "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 forty-five (45) foot wide alley which is approximately one hundred twenty-five (125) feet in length lying between Tract A and Lots 27 through 31, Riviera Section Part 8 (1250 S Dixie Highway), Coral Gables, Florida; providing for a repealer provision, severability clause, and providing for an effective date (Legal description on file).
5. **Planned Area Development (PAD).** An Ordinance of the City Commission of Coral Gables, Florida approving a Planned Area Development (PAD) pursuant to Zoning Code Article 14, "Process," Section 14-206, "General Procedures for Planned Area Development" for a proposed mixed-use project referred to as "The Mark" on the property legally described as a Portion of Tract A, together with Lots 27 through 31, and together with that portion of the 45-foot platted alley, Block 156, Riviera Section Part 8 (1250 S Dixie Highway), Coral Gables, Florida; providing for a repealer provision, severability clause, and providing for an effective date (Legal description on file).
6. **Conditional Use for Mixed-Use Site Plan.** A Resolution of the City Commission of Coral Gables, Florida approving mixed-use site plan review pursuant to Zoning Code Article 14, "Process" Section 14-203, "Conditional Uses," for a proposed mixed-use project including live/work units referred to as "The Mark" on the property legally described as a Portion of Tract A, together with Lots 27 through 31, and together with that Portion of the 45-foot platted alley, Block 156, Riviera Section Part 8 (1250 S Dixie Highway), Coral Gables, Florida; providing for a repealer provision, severability clause, and providing for an effective date (Legal description on file).

Additional information may be found at [www.coralgables.com](http://www.coralgables.com). Please forward to other interested parties.

The meeting will also be via Zoom at [www.zoom.us/j/83788709513](https://www.zoom.us/j/83788709513). A dedicated phone line will also be available by dialing: (305) 461-6769, Meeting ID: 837 8870 9513.

The public may also comment on an item on the agenda by sending an email to [planning@coralgables.com](mailto:planning@coralgables.com) prior to the meeting.

Sincerely,

*City of Coral Gables, Florida*



**City of Coral Gables, Florida  
Notice of Public Hearing  
HYBRID MEETING on Zoom platform**

**Local Planning Agency / Planning and Zoning Board  
Wednesday, April 10, 2024, 6:00 p.m.**

**City Commission Chamber, City Hall  
405 Biltmore Way, Coral Gables, FL 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 Hearing on the following:

1. An Ordinance of the City Commission of Coral Gables, Florida amending the Future Land Use Map of the City of Coral Gables Comprehensive Plan pursuant to Zoning Code Article 14, "Process," Section 14-213, "Comprehensive Plan Text and Map Amendments," and Small Scale Amendment Procedures (SS. 163.3187, Florida Statutes), from "Commercial Low-Rise Intensity" to "Commercial Mid-Rise Intensity" for a Portion of Tract A and Lots 27 through 31, Block 156, Riviera Section Part 8 (1250 S Dixie Highway), Coral Gables, Florida; providing for a repealer provision, severability clause, and providing for an effective date (Legal description on file).
2. An Ordinance of the City Commission of Coral Gables, Florida making Zoning District boundary changes pursuant to Zoning Code Article 14, "Process," Section 14-212, "Zoning Code Text and Map Amendments," from Mixed Use 1 (MX1) to Mixed Use 2 (MX2) for a Portion of Tract A and Lots 27 through 31, Block 156, Riviera Section Part 8 (1250 S Dixie Highway), Coral Gables, Florida; providing for a repealer provision, severability clause, and providing for an effective date (Legal description on file).
3. An Ordinance of the City Commission of Coral Gables, Florida providing for a text amendment to the City of Coral Gables Official Zoning Code, Appendix A, "Site Specific Zoning Regulations," Section A-83, "Riviera Section Part 8" to remove Lots 27 through 31, Block 156 from the Floor Area Ratio (FAR) and building height limitations to allow for an increase in FAR and building height provided by the underlying zoning, Riviera Section Part 8 (1250 S Dixie Highway), Coral Gables, Florida; providing for a repealer provision, severability clause, and providing for an effective date (Legal description on file).
4. An Ordinance of the City Commission of Coral Gables, Florida, approving the vacation of a public alleyway pursuant to Zoning Code Article 14, "Process," Section 14-211, "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 forty-five (45) foot wide alley which is approximately one hundred twenty-five (125) feet in length lying between Tract A and Lots 27 through 31, Block 156, Riviera Section Part 8 (1250 S Dixie Highway), Coral Gables, Florida; providing for a repealer provision, severability clause, and providing for an effective date (Legal description on file).
5. An Ordinance of the City Commission of Coral Gables, Florida approving a Planned Area Development (PAD) pursuant to Zoning Code Article 14, "Process," Section 14-206, "General Procedures for Planned Area Development" for a proposed mixed-use project referred to as "The Mark" on the property legally described as a Portion of Tract A, together with Lots 27 through 31, and together with that portion of the 45-foot platted alley, Block 156, Riviera Section Part 8 (1250 S Dixie Highway), Coral Gables, Florida; providing for a repealer provision, severability clause, and providing for an effective date (Legal description on file).
6. A Resolution of the City Commission of Coral Gables, Florida approving mixed-use site plan review pursuant to Zoning Code Article 14, "Process" Section 14-203, "Conditional Uses," for a proposed mixed-use project referred to as "The Mark" on the property legally described as a Portion of Tract A, together with Lots 27 through 31, and together with that Portion of the 45-foot platted alley, Block 156, Riviera Section Part 8 (1250 S Dixie Highway), Coral Gables, Florida; providing for a repealer provision, severability clause, and providing for an effective date (Legal description on file).
7. An Ordinance of the City Commission of Coral Gables, Florida, approving the vacation of a public right-of-way pursuant to Zoning Code Article 14, "Process," Section 14-211, "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 seventy (70) foot wide Biltmore Drive between Lots 1 and 2 in Block 25 and Lot 1 in Block 27, Riviera Section Part 1 (757 Blue Road), Coral Gables, Florida; providing for a repealer provision, severability clause, and providing for an effective date. (Legal description on file).
8. An Ordinance of the City Commission providing for text amendments to the City of Coral Gables Official Zoning Code Article 15, "Notices," Section 15-102, "Notice," to require door hangers as an additional notification for required public information meetings for multi-family and mixed-use projects, providing for repealer provision, severability clause, codification, and providing for an effective date.

The Planning and Zoning Board will be holding its board meeting on Wednesday, April 10, 2024, commencing at 6:00 p.m. Pursuant to Resolution No. 2021-118, the City of Coral Gables has returned to traditional in-person meetings. However, the City Commission has established the ability for the public to virtually provide sworn testimony or public comments (non-sworn and without evidentiary value). Any individual who wishes to provide sworn testimony virtually must have their video on and must be sworn in.

Members of the public may join the meeting via Zoom at (<https://zoom.us/j/83788709513>). In addition, a dedicated phone line will be available so that any individual who does not wish (or is unable) to use Zoom may listen to and participate in the meeting by dialing: (305) 461-6769 Meeting ID: 837 8870 9513. The public may comment on an item using the City's E-Comment function which may be found on the City's website at: (<https://coralgables.granicusideas.com/meetings>) once the meeting's agenda is published, or by sending an email to [planning@coralgables.com](mailto:planning@coralgables.com) prior to the meeting.

The meeting will also be broadcasted live for members of the public to view on the City's website ([www.coralgables.com/cgtv](http://www.coralgables.com/cgtv)) as well as Channel 77 on Comcast.



## The Mark

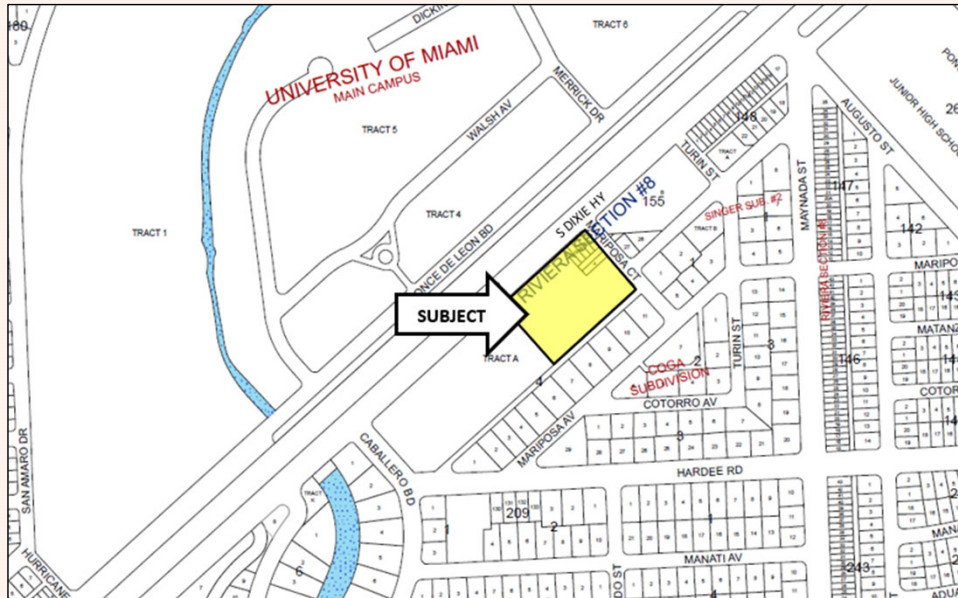
1. SMALL-SCALE COMPREHENSIVE PLAN MAP AMENDMENT
2. ZONING MAP AMENDMENT
3. ZONING CODE TEXT AMENDMENT
4. VACATION OF DEAD-END ALLEY
5. PLANNED AREA DEVELOPMENT (PAD)
6. CONDITIONAL USE - MIXED-USE SITE PLAN AND LIVE/WORK UNITS REVIEW

PLANNING & ZONING BOARD  
APRIL 10, 2024



1

## LOCATION



2

# LOCATION



3

# LAND USE AND ZONING MAPS

Future Land Use: Commercial Low-Rise Intensity



Zoning: MX1



4



# EXISTING CONDITIONS



US1 (north)

US1 & Mariposa Ct intersection (northeast)



5

# EXISTING CONDITIONS

Mariposa Ct (east)



Mariposa Ct & Madruga Ave intersection (southeast)



6

**REQUEST #1:**  
COMPREHENSIVE LAND USE MAP CHANGE

**REQUEST #2:**  
ZONING CODE MAP CHANGE

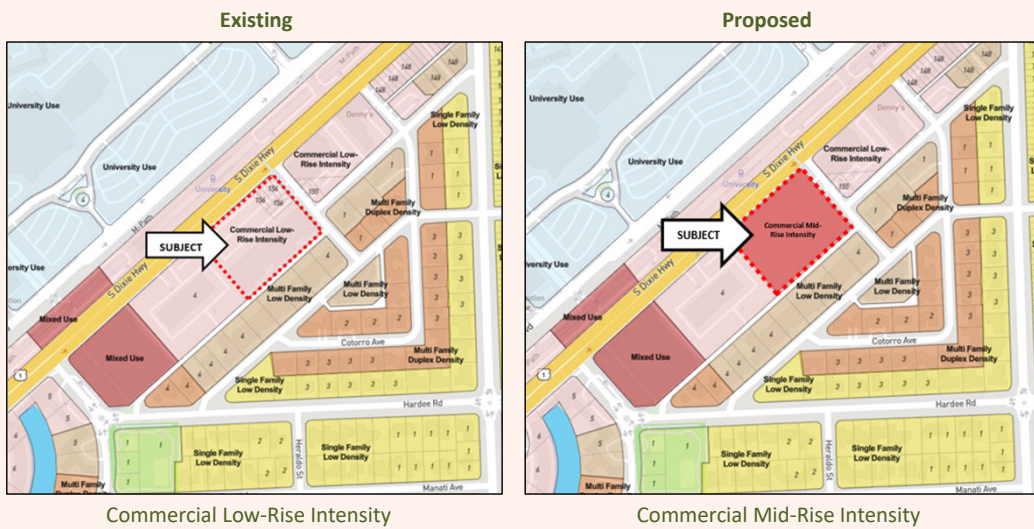
**REQUEST #3:**  
ZONING CODE TEXT AMENDMENT

**REQUEST #4:**  
VACATION OF DEAD-END ALLEY

**REQUEST #5:**  
PLANNED AREA DEVELOPMENT (PAD)

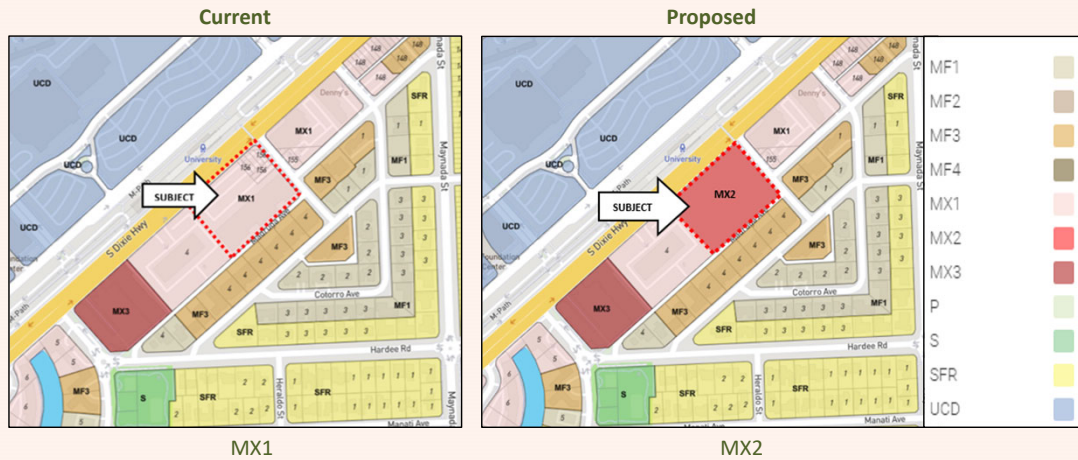
**REQUEST #6:**  
MIXED-USE SITE PLAN AND LIVE/WORK UNITS (CONDITIONAL USE)

## 1. CHANGE OF LAND USE TO MID-RISE



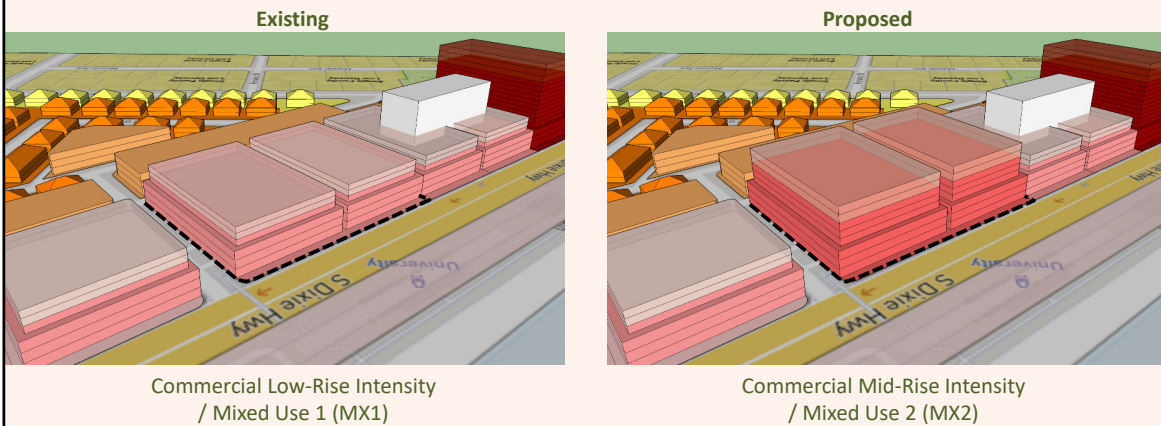


## 2. ZONING CODE MAP CHANGE TO MX2



10

## PROPOSED LAND USE / ZONING



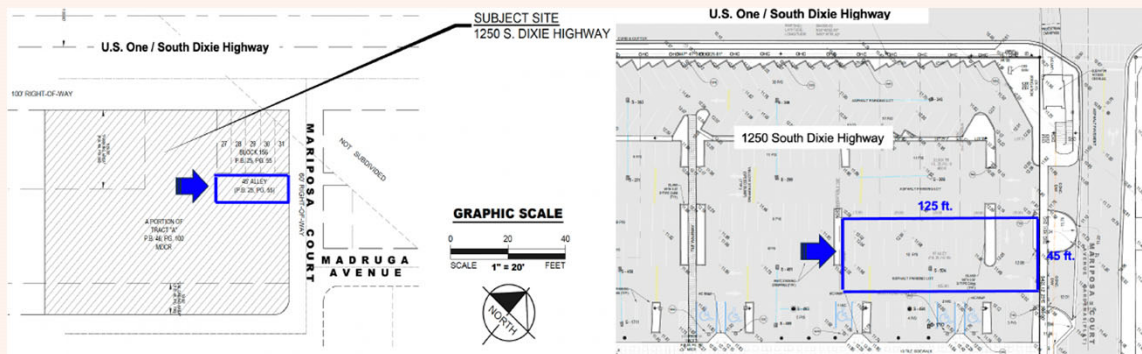
11

# 3. ZONING CODE TEXT AMENDMENT

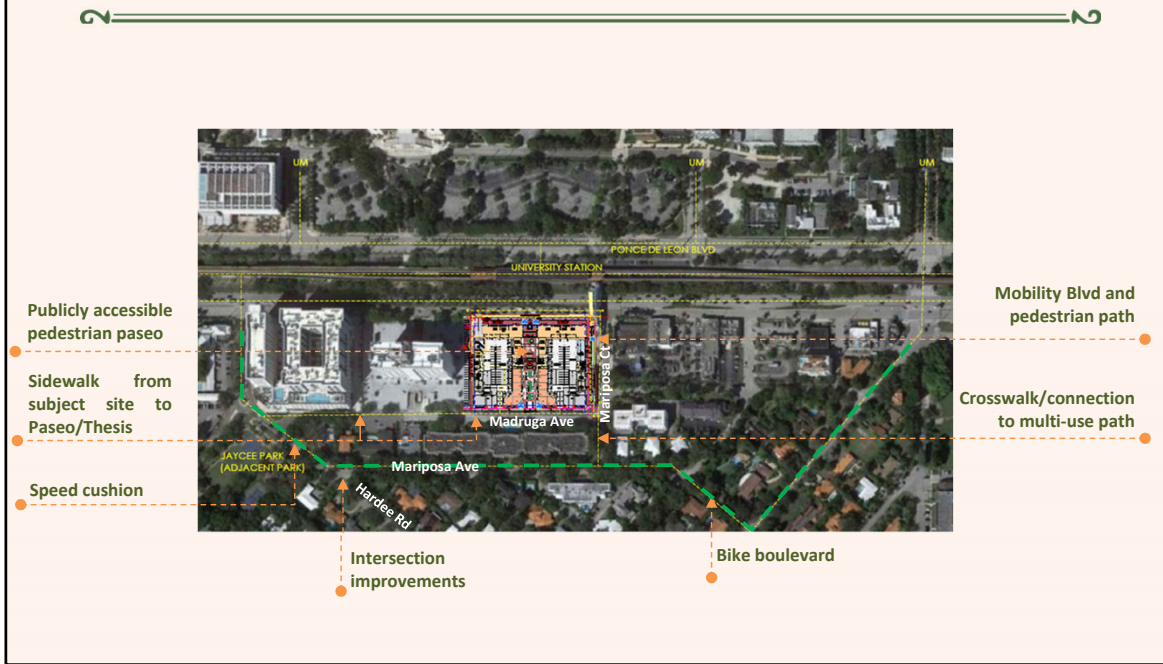
## Section A-83 - Riviera Section Part 8.

- A. Floor area ratio (FAR) Provisions for buildings four (4) or more stories in height.
  - 1. See Archived Zoning Code Section 3-6(y).
  - 2. Maximum floor area ratio (FAR) for C District buildings four (4) stories in height located on the following described property shall not exceed 1.5: (2829)
    - a. Lots 1 through 13, inclusive, Block 148.
    - b. Lots 1, 16, 17 and 27 in Block 155.
    - c. ~~Lots 27, 28, 29, 30 and 31, in Block 156.~~
    - d. All portions of Tract A except for the Southwesterly 360.00 feet and northeasterly 425 feet of Tract A.
  - 3. Maximum floor area ratio (FAR) for C District buildings located on the following described property shall not exceed 3.5:
    - a. The Southwesterly 360.00 feet of Tract A.
- B. Height of buildings.
  - 1. No commercial building shall be constructed or erected on the following described properties to exceed four (4) stories or forty-five (45) feet, whichever is less:
    - a. Lots 1 through 13, inclusive, Block 148.
    - b. Lots 1, 17, 26 and 27, Block 155.
    - c. ~~Lots 27, 28, 29, 30 and 31, Block 156.~~
    - d. All portions of Tract A except for the Southwesterly 360.00 feet and northeasterly 425 feet of Tract A.
  - 2. No commercial building shall be constructed or erected on the following described properties to exceed one hundred and twenty-six (126) feet:
    - a. The Southwesterly 360.00 feet of Tract A.
  - 3. No residential or mixed-use building shall be constructed or erected on the following described properties to exceed one hundred twenty-two (122) feet:
    - a. The Southwesterly 360.00 feet and northeasterly 425 feet of Tract A.
- C. Setbacks-Minimum front.
  - 1. All portions of Tract A except for the Southwesterly 360.00 feet and northeasterly 425 feet of Tract A.-One-hundred and twenty-five (125) feet (P. B. 46, Page 100).
- D. Setbacks-Minimum rear.
  - 1. All portions of Tract A except for the Southwesterly 360.00 feet and northeasterly 425 feet of Tract A.-Fifty (50) feet (P. B. 46, Page 100).

# 4. VACATION OF DEAD-END ALLEY



## 5. PLANNED AREA DEVELOPMENT (PAD)



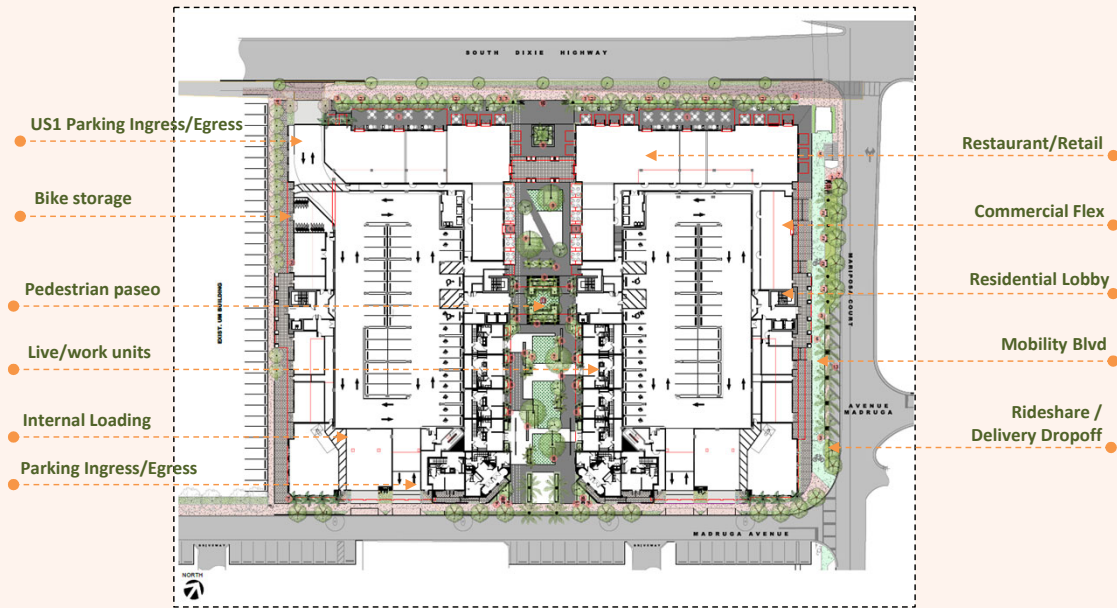
15

## 5. PLANNED AREA DEVELOPMENT (PAD)

	Current/Allowed/Required	Proposed
<b>Existing Lot Area</b>	132,372 sf (private property) 5,625 sf (proposed alley vacation) 137,997 sf (total building site)	<b>137,997 sf total</b>
<b>Zoning</b>	Mixed-Use 1	Mixed-Use 2
<b>Future Land Use</b>	Commercial Low-Rise Intensity	Commercial Mid-Rise Intensity
<b>Total FAR</b>	3.5 (482,989.50 sf)	<b>3.13 (431,342.78 sf)</b>
<b>Building height</b>	Existing land use: Commercial Low-Rise Intensity 6 stories / 77 ft (Med Bonus Level 2)  After Land Use change to Commercial Mid-Rise Intensity: 8 stories / 97 ft (Med Bonus Level 2)	Proposed land use: Commercial Mid-Rise Intensity <b>8 stories / 97 ft (Med Bonus Level 2)</b>
<b>Proposed Uses:</b>		
Residential	Density: 125 units/acre 3.168 acres x 125 = 396 units	<b>393 units</b>
Ground Floor Commercial / Flex	8%	<b>8.03% (34,635.67 sf)</b>
<b>Total Parking</b>	700 spaces (required per shared parking analysis)	<b>701 spaces</b>
<b>Open Space</b>	<b>27,599 sf (20%)</b>	Paseo: +/- <b>18,775 sf (14%)</b> Remaining on-site: <b>8,825+ sf (6+%)</b>

16

## 6. MIXED-USE SITE PLAN – “THE MARK”



18

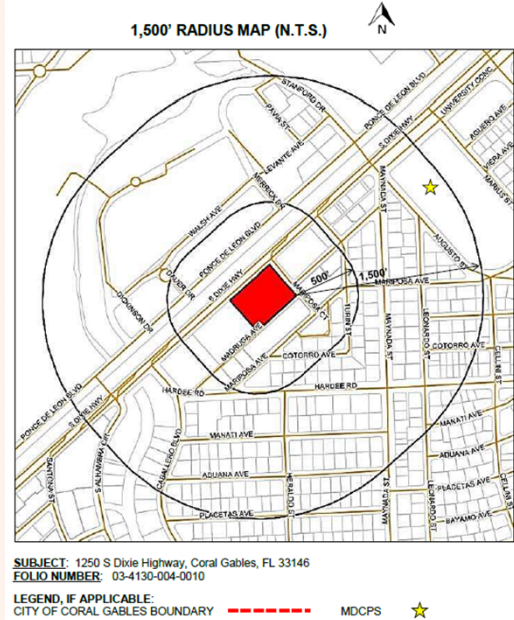
## REVIEW TIMELINE – PROPOSED PROJECT

<b>1</b>	<b>DEVELOPMENT REVIEW COMMITTEE: 06.30.23; 11.15.23</b>
<b>2</b>	<b>BOARD OF ARCHITECTS: 08.10.23; 10.05.23; 11.16.23</b>
<b>3</b>	<b>NEIGHBORHOOD MEETINGS: 01.31.24; 02.21.24</b>
<b>4</b>	<b>PLANNING AND ZONING BOARD: 04.10.24</b>
<b>5</b>	<b>CITY COMMISSION – 1<sup>ST</sup> READING: TBD</b>
<b>6</b>	<b>CITY COMMISSION – 2<sup>ND</sup> READING: TBD</b>

19

19

## LETTERS TO PROPERTY OWNERS (1,500 FT)



20

20

## PUBLIC NOTIFICATION

<b>3 TIMES</b>	<b>LETTERS TO PROPERTY OWNERS</b> NEIGHBORHOOD MEETINGS (2), PZB
<b>4 TIMES</b>	<b>PROPERTY POSTING</b> DRC (2), BOA, PZB
<b>4 TIMES</b>	<b>WEBSITE POSTING</b> DRC (2), BOA, PZB
<b>1 TIME</b>	<b>NEWSPAPER ADVERTISEMENT</b> PZB

21

21

## COMPREHENSIVE PLAN CONSISTENCY



STAFF'S DETERMINATION IS THAT THIS APPLICATION IS CONSISTENT WITH THE COMPREHENSIVE PLAN GOALS, OBJECTIVES AND POLICIES.

22

## STAFF RECOMMENDATIONS



### STAFF RECOMMENDATION:

STAFF RECOMMENDS APPROVAL, WITH CONDITIONS.

THE APPLICATION COMPLIES WITH THE FINDINGS OF FACT.

THE STANDARDS FOR APPROVAL ARE SATISFIED, SUBJECT TO CONDITIONS OF APPROVAL.

23



## CONDITIONS OF APPROVAL



1. **TRAFFIC CALMING** TO INCLUDE **CROSSWALK** AT MARIPOSA CT AND MADRUGA AVE, **SPEED CUSHION** ON HARDEE AT MADRUGA, **INTERSECTION IMPROVEMENTS** AT HARDEE AND MARIPOSA, AND **BIKE BOULEVARD PAVEMENT MARKINGS** ALONG MARIPOSA AVE
2. **WIDE SIDEWALK/MULTI-USE PATH** ALONG SOUTH SIDE OF MARIPOSA CT, BETWEEN MADRUGA AVE AND MARIPOSA AVE
3. COORDINATE WITH MIAMI-DADE COUNTY TRAFFIC AND SIGNAL DIVISION (TSS) FOR **SIGNAL RETIMING** AT MARIPOSA COURT AND US1
4. CONSTRUCTION STAGING TO MAINTAIN **SIDEWALKS OPEN ON US1 AND MARIPOSA**

24

## CONDITIONS OF APPROVAL



5. ENHANCED LANDSCAPE REQUIREMENTS TO EXCEED ZONING CODE PROVISIONS
6. **EXTERNAL ILLUMINATION AND LIGHTING OF BUILDING** BE LIMITED TO **GROUND FLOOR AND ROOFTOP**
7. **VEHICLE DELIVERY** LIMITED TO WITHIN THE BUILDING, OR THE DESIGNATED AREA ALONG MARIPOSA COURT.
8. **“NO PARKING,” “NO VEHICLE DELIVERY/DROP-OFF,” AND OTHER SIMILAR SIGNAGE OR PAVEMENT MARKINGS** ON MADRUGA AVENUE AND MARIPOSA COURT.
9. **ANNUAL TRAFFIC MONITORING FOR 3 YEARS** AFTER ONE YEAR FROM THE FIRST TEMPORARY CERTIFICATE OF OCCUPANCY.

25



## *The Mark*

1. SMALL-SCALE COMPREHENSIVE PLAN MAP AMENDMENT
2. ZONING MAP AMENDMENT
3. ZONING CODE TEXT AMENDMENT
4. VACATION OF DEAD-END ALLEY
5. PLANNED AREA DEVELOPMENT (PAD)
6. CONDITIONAL USE - MIXED-USE SITE PLAN AND LIVE/WORK UNITS REVIEW

**PLANNING & ZONING BOARD  
APRIL 10, 2024**





lago@coralgables.co rand rson@coralgables.co km nend z@coralgables.co  
ariel@coralgables.com; mcastro@coralgables.com

Brian Gaswirth <b.gaswirth10@gmail.com>

Fri 4/5/2024 11:07 AM

To:Planning <planning@coralgables.com>

**CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.**

Dear Planning and Zoning Board Commissioners:

First off, MANY thanks for your continued support of our beautiful and amazing city. My wife and I have created a family in this city and couldn't imagine doing it anywhere else.

I am writing as I understand University Shopping Center is currently under contract to be sold to a developer who is planning a large scale mixed use project. I think this is an incredible use for the site which frankly needs to be redeveloped. The current shopping is unfortunately an incredible eyesore for the city and frankly doesn't fit in with where the city should be going.

I am excited for the property to be redeveloped as I am sure your team will ensure it fits within the more modern setting you are driving our beautiful city to. I FULLY SUPPORT THE DEVELOPMENT.

For reference, I live at 510 Vittorio Avenue which is very close to the property and want to make sure our neighborhood continues to grow into a more modern city with better offerings for my family.

All my best.

Thank you,  
Brian Gaswirth


## Planning and Zoning Public Hearing - Support for the Mark

Gabriela Bolado <gabrielabolado@outlook.com>

Fri 4/5/2024 1:35 PM

To: Planning <planning@coralgables.com>

Cc: Lago, Vince <vlago@coralgables.com>; Anderson, Rhonda <randerson@coralgables.com>; Menendez, Kirk <kmenendez@coralgables.com>; Fernandez, Ariel <afernandez3@coralgables.com>; Castro, Melissa <mcastro@coralgables.com>

 1 attachments (81 KB)

The Mark.pdf;

**CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.**

Dear Members of the Planning and Zoning Board,

I am writing to express my full support for the proposed development project The Mark in our community. As a resident of this area, I believe that this project will bring numerous benefits to our neighborhood and enhance the quality of life for all residents.

First and foremost, the proposed development aligns with the vision and goals outlined in our community's comprehensive plan. It addresses the need for housing and greenspace, as well as commercial and retail space, which are essential for the sustainable growth and prosperity of our community.

Furthermore, the project demonstrates a commitment to responsible and thoughtful development practices. From my review of the plans and discussions with the developers, I am impressed by their efforts to incorporate traffic mitigation measures and internalizing the waste facilities. These initiatives will not only minimize the project's environmental impact but also contribute positively to the surrounding landscape.

In addition to its tangible benefits, the proposed development has the potential to stimulate economic growth and create job opportunities within our community. By attracting new businesses and residents, it will generate revenue for local businesses, increase property values, and ultimately strengthen our local economy.

As a resident of Coral Gables, I believe it is crucial to embrace progress while preserving the unique character and charm that make our neighborhood special. The proposed development strikes this balance by offering modern amenities and opportunities for growth while respecting the existing fabric of our community.

In conclusion, I urge the zoning board to approve the proposed development project. Its many benefits far outweigh any potential drawbacks, and it represents a positive step forward for our community. Thank you for considering my input, and I look forward to witnessing the positive impact this project will have on our neighborhood.

Sincerely,

Gabriela Bolado

## Letter of Support for The Mark Redevelopment

Maurice Habif <maurice.habif@gmail.com>

Fri 4/5/2024 10:42 AM

To: Planning <planning@coralgables.com>

Cc: Fernandez, Ariel <afernandez3@coralgables.com>; Castro, Melissa <mcastro@coralgables.com>; Menendez, Kirk <kmenendez@coralgables.com>; Anderson, Rhonda <randerson@coralgables.com>; Lago, Vince <vlago@coralgables.com>

**CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.**

Hello,

My name is Maurice Habif and I live at 6833 Veronese Street in Coral Gables. I am writing in support of The Mark redevelopment of the University Shopping Center.

I think it will be a fantastic addition to the neighborhood and will continue to add vitality to this important corridor. The current building is an eyesore, totally out of character with the charm of Coral Gables. The new Mediterranean design and public paseo will be welcome additions to the neighborhood!

I also love that it is more of a "mid-rise" height and not something that is too tall or imposing for the neighborhood. It's just the right height to balance intensity and character.

Thank you,

Maurice Habif