



**City of Coral Gables  
CITY COMMISSION MEETING  
July 26, 2016**

**ITEM TITLE:**

**Ordinances on Second Reading. Comprehensive Plan Map Amendment, Zoning Code Map Amendment, Zoning Code Text Amendment, and Planned Area Development.**

1. An Ordinance of the City Commission of Coral Gables, Florida requesting an amendment to the Future Land Use Map of the City of Coral Gables Comprehensive Plan pursuant to Zoning Code Article 3, "Development Review," Division 15, "Comprehensive Plan Text and Map Amendments," and Small Scale amendment procedures (ss. 163.3187, Florida Statutes), from "Industrial" Land Use to "Mixed Use" Land Use and removing the "Mixed Use Overlay District" Land Use for the property legally described as Tracts A and B, Block 5 and Tract 1, MacFarlane Homestead and St. Albans Park (215 and 251 South Dixie Highway), Coral Gables, Florida; providing for a repealer provision, providing for a severability clause, and providing for an effective date. (Legal description on file at the City)
2. An Ordinance of the City Commission of Coral Gables, Florida requesting an amendment to the Zoning Map of the City of Coral Gables pursuant to Zoning Code Article 3, "Development Review", Division 14, "Zoning Code Text and Map Amendments", from "Industrial" District to "Commercial" District and removing the "South Industrial Mixed-Use District" for the property legally described as Tracts A and B, Block 5 and Tract 1, MacFarlane Homestead and St. Albans Park (215 and 251 South Dixie Highway), Coral Gables, Florida; providing for a repealer provision, providing for a severability clause, and providing for an effective date. (Legal description on file at the City)
3. An Ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code, by amending Appendix A, "Site Specific Zoning Regulations," Section A-66, "MacFarlane Homestead," by modifying provisions for height and setbacks, and adding new provisions, for the property legally described as Tracts A and B, Block 5 and Tract 1, MacFarlane Homestead and St. Albans Park (215 and 251 South Dixie Highway), Coral Gables, Florida; providing for a repealer provision, providing for a severability clause, codification, and providing for an effective date. (Legal description on file at the City)
4. An Ordinance of the City Commission of Coral Gables, Florida requesting review of a Planned Area Development (PAD) pursuant to Zoning Code Article 3, "Development Review," Division 5, "Planned Area Development (PAD)," for the proposed project referred to as "Gables Station" on the property legally described as Tracts A and B, Block 5, and Tract 1, MacFarlane Homestead and St. Albans Park (215 and 251 South Dixie Highway), Coral Gables, Florida; including required conditions; providing for a repealer provision, providing for a severability clause, and providing for an effective date. (Legal description on file at the City)

**Resolution. Mixed Use Site Plan Review.**

5. A Resolution of the City Commission of Coral Gables, Florida requesting Mixed-Use Site Plan Review pursuant to Zoning Code Article 4, "Zoning Districts," Division 2, "Overlay and Special Purpose Districts," Section 4-201, "Mixed Use District (MXD)," for the proposed project referred to as "Gables Station" on the property legally described as Tracts A and B, Block 5, and Tract 1, MacFarlane Homestead and St. Albans Park (215 and 251 South Dixie Highway), Coral Gables, Florida; including required conditions; providing for a repealer provision, providing for a severability clause, and providing for an effective date. (Legal description on file at the City)

## **DEPARTMENT HEAD RECOMMENDATION:**

Approval with Conditions.

## **PLANNING AND ZONING BOARD RECOMMENDATION:**

The Planning and Zoning Board at their 05.17.16 meeting made the following recommendations:

1. Approval of the Comprehensive Plan Map Amendment (4-0)
2. Approval of the Zoning Map Amendment (4-0)
3. Approval of the Zoning Code Text Amendment with Staff recommended modifications, including a maximum building height of 120'. (4-0)
4. No Recommendation for the Planned Area Development (A motion to Approve with Conditions failed to pass 3-1, as the Zoning Code requires a vote of four members to approve a motion.)
5. No Recommendation for the Mixed-Use Site Plan application (A motion to Approve with Conditions failed to pass 3-1, as the Zoning Code requires a vote of four members to approve a motion.)

## **BRIEF HISTORY:**

### **Project Summary**

Gables Station is a proposed mixed-use project on a 4.4 acre site along US1, Ponce de Leon Boulevard, and Grand Avenue. The existing use of this site is a car dealership with large parking lots and a small one-story sales building. The project includes 147 hotel rooms, 460 residential units, 969 parking spaces, and approximately 60,000 square feet of ground-floor commercial space. Public amenities proposed include approximately 90,000 square feet of ground floor open space, off-site public realm improvements for approximately four acres of the Underline, and contributions to the Coral Gables trolley.

### **Review Process**

1. 01.29.16 Development Review Committee
2. 04.27.16 Neighborhood Meeting
3. 04.28.16 Board of Architects
4. 05.09.16 City Staff Review Meeting
5. 05.17.16 Planning and Zoning Board
6. 06.14.16 City Commission 1<sup>st</sup> Reading
7. 07.26.16 City Commission 2<sup>nd</sup> Reading

### **Planning and Zoning Board Recommendation**

The Planning and Zoning Board at their 05.17.16 meeting recommended and discussed the following:

1. Comprehensive Plan Map Amendment: Approval, 4-0
2. Zoning Map Amendment: Approval, 4-0
3. Zoning Code Text Amendment: Approval with Staff recommended modifications, 4-0

The motion to approve included Staff's recommended modifications:

1. The request to remove setback requirements on Grand Avenue should be omitted.
2. The maximum habitable building height should be 120 feet.

The Applicant updated the setback request in response to Staff recommendations. However, the height of the project has not been modified.

4. Planned Area Development: (No Recommendation; a motion to approve with conditions failed to pass 3-1)

The motion to approve included all staff conditions in the staff report, with the following additional conditions:

- A. Parking for nearby small businesses on the north side of Ponce de Leon Boulevard should be provided within the project's parking garage.
- B. Traffic calming studies should be performed within a larger area around the project (modification of Staff Report condition 7.a.)
- C. Design, funding and construction of the Underline should also include the following intersections: Grand Avenue, LeJeune Road, Riviera Drive, and Granada Boulevard.
- D. The vehicular access drive that cuts across the Underline from Ponce de Leon Boulevard should be eliminated if possible. (This condition will require a new traffic study as the traffic pattern and circulation could be affected.)

The Applicant has agreed to comply with conditions A, B, and C, and has updated the project site plan to address condition D. The Applicant relocated the vehicular access drive further north to a location that is less disruptive to the Underline and the proposed public open space.

5. Mixed-Use Site Plan: (No Recommendation; a motion to approve with conditions failed to pass 3-1)

The motion to approve the Mixed-Use Site Plan included all of the same conditions as the Planned Area Development item, above.

### City Commission 1<sup>st</sup> Reading

The City Commission considered the Gables Station application on 1<sup>st</sup> Reading on June 14, 2016. The City Commission took the following action on the Ordinances on 1<sup>st</sup> Reading:

- Comprehensive Plan Map Amendment: Approved (vote: 4 – 1)
- Zoning Map Amendment: Approved (vote: 4 – 1)
- Zoning Code Text Amendment: Approved (vote: 4 – 1)
- Planned Area Development: Approved (vote: 4 – 1)

Items discussed at City Commission 1<sup>st</sup> Reading were as follows:

1. Consider building height while maintaining the same percentage of open space.
2. Show FPL powerline locations in drawings of the Underline.
3. Finalize the trolley contribution proposal.
4. Confirm the timing of the Underline improvements.
5. Update the Traffic Impact Study to reflect new program and obtain Staff approval.
6. Provide the Art in Public Places concept.
7. Update site plan to include more landscaping at the ground level.
8. Regulation of the drop off of children at the preschool at 4573 Ponce de Leon Boulevard.

Item 1: The building height remains the same. A discussion of building height is provided below. Items 2 through 7 have been addressed by the Applicant in the updated submittal package dated 07.14.16. With respect to Item 8, the preschool at 4573 Ponce de Leon Boulevard is a permitted use and there are no

memorialized restrictions regarding the location of drop off of children. The regulation of the drop off of children at the preschool at 4573 Ponce de Leon Boulevard will be addressed in the coming year during the Parking Director's annual renewal of the preschool's lease of public parking spaces. In addition, Code Enforcement and traffic enforcement measures will be employed as appropriate.

**Building Height**

The Gables Station project is requesting a maximum height that exceeds current regulations, and would be less than the maximum height allowed in the City (190'6").

The Gables Station project is the only site in Coral Gables that:

1. Directly abuts the Metrorail right-of-way;
2. Is targeted for Mixed-Use redevelopment; and
3. Is of a sufficient lot configuration to accommodate a Mixed-Use project with residential units.

Therefore, approval of additional height at this site does not create a precedent for other sites along US1.

Due to the specific site characteristics of this Mixed-Use redevelopment site adjacent to Metrorail and its associated noise and visual impacts, Staff recommends approval of the project at the height proposed by the Applicant: 160 feet for Building A and 148 feet for Buildings B and C. This height allows the residential units of the Mixed-Use Development to be located at a greater height above the Metrorail tracks, which will enhance the quality of the project.

**Recommendation**

Staff recommends Approval of this request, with a set of conditions that has been updated based on the Applicant's revised submittal dated 07.14.16 and the Addendum. A full set of all updated recommended Conditions of Approval is provided as Exhibit B.

**LEGISLATIVE ACTION:**

Date:	Resolution/Ordinance No.	Comments
	n/a	

**OTHER ADVISORY BOARD/COMMITTEE RECOMMENDATIONS:**


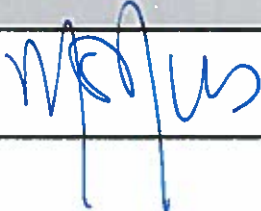


Date	Board/Committee	Comments (if any)
01.29.16	Development Review Committee	Comments provided to Applicant
04.28.16	Board of Architects	Preliminary approval and approval of Mediterranean architectural bonuses
05.17.16	Planning and Zoning Board	Comprehensive Plan Map Amendment: Approved (vote: 4 – 0) Zoning Map Amendment: Approved (vote: 4 – 0) Zoning Code Text Amendment: Approved (vote: 4 – 0) Planned Area Development: No Recommendation (a motion to Approve with Conditions failed to pass: 3 – 1) Mixed-Use Site Plan: No Recommendation (a motion to Approve with Conditions failed to pass: 3 – 1)

Date	Board/Committee	Comments (if any)
06.14.16	City Commission 1 <sup>st</sup> Reading	Comprehensive Plan Map Amendment: Approved (vote: 4 – 1) Zoning Map Amendment: Approved (vote: 4 – 1) Zoning Code Text Amendment: Approved (vote: 4 – 1) Planned Area Development: Approved (vote: 4 – 1)

**PUBLIC NOTIFICATIONS:**

Date	Form of Notification
04.27.16	Applicant neighborhood meeting
05.06.16	Courtesy notification - 1,500 feet around and within the entire South MXD
05.06.16	Posting of property
05.06.16	Legal advertisement
05.10.16	Posted agenda on City web page/City Hall
05.12.16	Posted Staff report on City web page
06.10.16	Posted City Commission agenda on City web page/City Hall
06.10.16	Posted City Commission Cover Memo and Exhibits on City web page
06.12.16	Miami Herald Neighbors Section Advertisement
07.15.16	Legal advertisement
07.21.16	Posted City Commission agenda on City web page/City Hall
07.21.16	Posted City Commission Cover Memo and Exhibits on City web page

**APPROVED BY:**

Interim Department Director	City Attorney	Assistant City Manager	City Manager
			

**EXHIBITS:**

- A. Applicant's 11x17 Submittal dated 07.14.16, and Addendum dated 07.20.16
- B. Updated Conditions of Approval dated 07.20.16
- C. Draft Ordinance – Comprehensive Plan Map Amendment
- D. Draft Ordinance – Zoning Map Amendment
- E. Draft Ordinance – Zoning Code Text Amendment
- F. Draft Ordinance – Planned Area Development
- G. Draft Resolution – Mixed-Use Site Plan
- H. 07.26.16 City Commission PowerPoint presentation