



City of Coral Gables Staff Report

Property: 525 South Dixie Highway
Applicant: City of Coral Gables
Application: City Facility
Public Hearing: City Commission
Date & Time: **May 28, 2019, 9:00 a.m.**
Location: City Commission Chambers, City Hall,
405 Biltmore Way, Coral Gables, Florida, 33134

1. APPLICATION REQUEST

Application request for review of a City Facility known as Fire Station No. 2 located at 525 South Dixie Highway. The Resolution under consideration is as follows:

A Resolution of the City Commission of Coral Gables, Florida pursuant to Zoning Code Article 1, "General Provisions," Section 1-104 "Jurisdiction and applicability," to grant approval of modification of existing government facility known as Fire Station No. 2, legally described as Lot 1 thru 17, re-subdivision of a portion of Block 26, Coral Gables Riviera Section Part 2, (525 S. Dixie Highway), Coral Gables, Florida; to provide for construction of trolley maintenance facility, providing for a repealer provision, severability clause, and providing for an effective date.

City Facility review requires one public hearing, and approval via Resolution by the City Commission.

2. APPLICATION SUMMARY

Project Information

The City previously operated a trolley maintenance and storage facility located at 4133 South Le Jeune Road. On August 4, 2014 the City Commission approved a settlement agreement with Astor Trolley, LLC for the development of this site. The agreement requires that the City vacate the trolley maintenance and storage operation. A new relocation site was proposed at 525 South Dixie Highway where the Fire Station 2 is currently located. It is zoned Special Use (S) District and has been identified as the best available location for the new trolley facility. Title VI equity analysis (required for in any program, service or activity that receives federal financial assistance) was completed for this site with the conclusion that the siting of the trolley facility at this location (525 South Dixie Highway) would not cause a disproportionate impact to a minority population.

Now the City is ready to proceed with the construction of a new Trolley Maintenance Facility including renovations, upgrades, and expansion to the existing Fire Station 2. The application package submitted by City's consultant, Silva Architects, is provided as Attachment A.

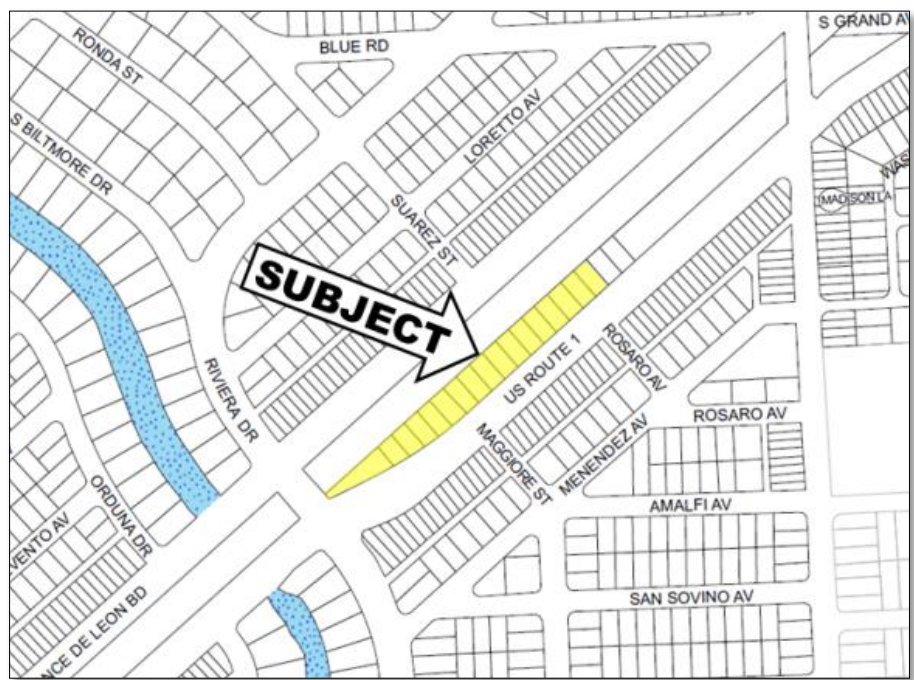
Site Area	Approximately 2 acres (87,096 square feet)
FAR	.45 FAR (41,581 square feet)
Height	48'-8" (top of training tower) 75' (top of communication antenna)
Program	<ul style="list-style-type: none">• 8,868 sq. ft. existing fire station• 14,967 sq. ft. fire station addition• 17,746 sq. ft. new trolley facility
Parking	32 spaces

Project Location

Fire Station 2 is located on South Dixie Highway which is an arterial roadway separated from Ponce De Leon Boulevard and residential neighborhood to the north by the Metrorail, a municipal surface parking lot, and the future Underline.

The project site, 525 South Dixie Highway, is an irregular parcel totaling approximately two (2) acres. It has a Land Use Designation of Public Buildings and Grounds (Lots 1-14) and Commercial, Low-Rise Intensity (Lots 15-17). It is currently zoned Special Use (S) District. Location map shown below:

Block, Lot and Section Location Map



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

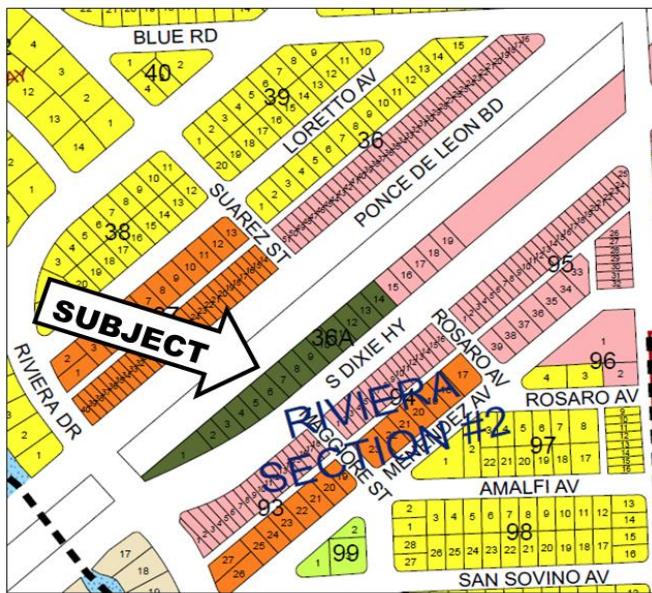
Existing Property Designations

Comprehensive Plan Map designation	Public Buildings and Grounds (Lots 1-14) Commercial, Low-Rise Intensity (Lots 15-17)
Zoning Map designation	Special Use (S) District
Within a designated Mixed-Use Overlay District (MXOD)	No
Mediterranean Architectural District (citywide)	N/A
Within Coral Gables Redevelopment Infill District (GRID)	Yes

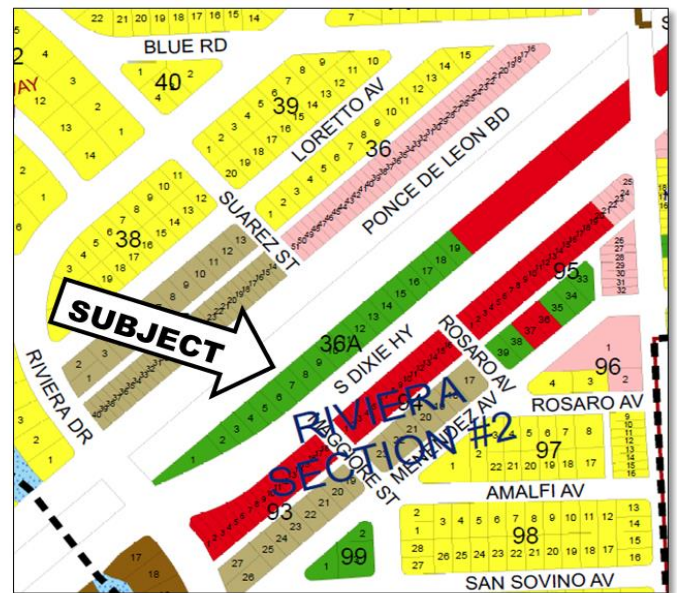
Surrounding Land Uses

Location	Existing Land Uses	CP Designations	Zoning Designations
North	Multi-Family building, Commercial building	Duplex Density (Multi-Family) Commercial, Low-Rise Intensity	MF1-Multi-Family Duplex
South	Dixie Hwy/US1 Office Building	Commercial Low-Rise Intensity	Commercial
East	Parking Lot Commercial Building	Commercial, Low-Rise Intensity	Special Use Commercial
West	Metro rail (right-of-way)	n/a	n/a

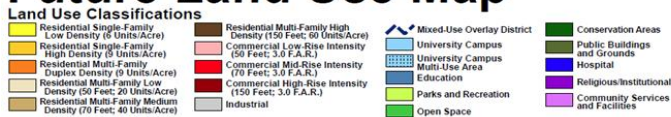
Existing Future Land Use Map



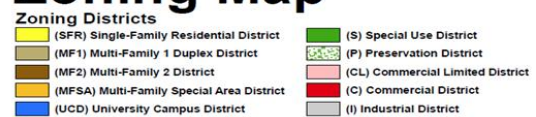
Existing Zoning Map



Future Land Use Map



Zoning Map



3. REVIEW TIMELINE / PUBLIC NOTICE

City Review Timeline

The submitted applications have undergone the following City reviews:

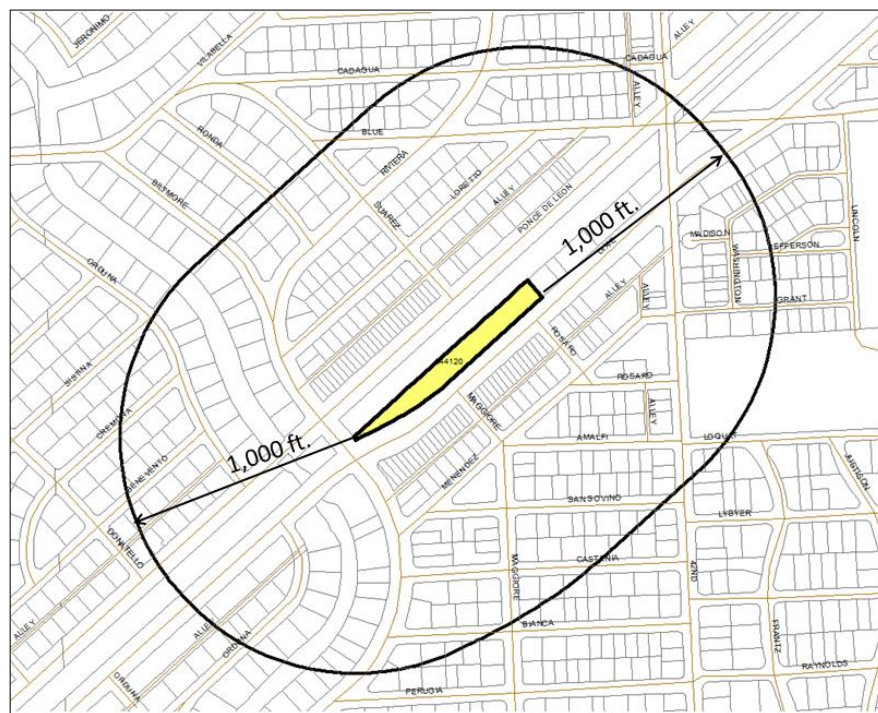
REVIEW COMMITTEES AND BOARDS	DATE
Board of Architects	05.01.14
Planning and Zoning Board	N/A
City Commission	05.28.19

Public Notification and Comments

The Applicant held a neighborhood meeting on February 9, 2014 as part of the Title VI analysis for the siting of a trolley facility at this location. On February 24, 2015 staff conducted a second public meeting on the project and presented several design options of the project.

The Zoning Code requires that a courtesy notification be provided to all property owners within 1,000 feet of the property. The notification was sent on May 14, 2019. 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 446 notices were mailed. A copy of the legal advertisement and courtesy notice are provided as Attachments B. A map of the notice radius is provided below.

Courtesy Notification Radius Map



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

PUBLIC NOTICE	DATE
Neighborhood meeting	December 9, 2014
Neighborhood meeting	February 24, 2015
Sign posting of property	May 3, 2019
Sign posting of property	May 17, 2019
Posted agenda on City web page/City Hall	May 10, 2019
Posted agenda on City web page/City Hall	May 24, 2019
Posted Staff report on City web page	May 10, 2019
Posted Staff report on City web page	May 24, 2019

City Facility Review

The City of Coral Gables (hereinafter referred to as “the City”) submitted an application (hereinafter referred to as the “Application”) for lots 1-17, Block 36-A, Riviera Section Part 2 (525 South Dixie Highway), commonly known as Fire Station 2. The Application is for City Facility review for government use. The scope of work includes renovations, upgrades, and expansion to the existing Fire Station 2; and construction of a new Trolley Maintenance Facility.

The existing Fire Station was originally constructed in the 1960s and predates the existing regulation for Special Use District regarding setback, landscape, parking, and height. The site is a long and narrow shaped parcel that runs parallel to the Metrorail. Although zero setback is provided on the rear, it is abutting a 200-foot wide right-of-way including the Metrorail, the future Underline, and parking lot that is operated and maintained by the City along Ponce de Leon Boulevard.

Standard	Currently Permitted/Required	Proposed
Off-Street Parking Spaces	83	32
Building height	45 feet max	48’-8” (top of training tower) 75 ft. (top of communication antenna)
Landscape Open space	35% (30,484 square feet)	14% (13,016 square feet)
<i>Setbacks</i>		
Front (Dixie Highway)	25 feet	12 feet
Rear (Fronting Metrorail)	5 feet	0 feet
Side Street (Riviera Drive)	15 feet	342 feet
Interior Side (east)	20 feet	102 feet

On March 12, 2019, Ordinance No. 2019-13 was adopted which allows City Facilities not to be subject to the Zoning Code and provided the City flexibility in siting or modifying its own City Facilities. Additionally, the approval process authorizes the Commission to review and approve site plan that supports the needs of the community, with any necessary modification to the zoning regulations.

4. FINDINGS OF FACT

This section of the report presents City Staff’s evaluation of the Application and Findings of Facts. 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 City’s Zoning Code Article 1, “General Provision,” Section 1-104, “Jurisdiction and applicability” provides for the following:

“At the public hearing, the City Commission shall consider, among other factors, the type of function involved, the public need therefor, the existing land use pattern in the area, alternative locations for the facility and the nature of the impact of the facility on the surrounding property. After considering these factors, the City Commission shall take such action as is necessary to provide for and protect the public health, safety and welfare of the citizens and residents of the City of Coral Gables.”

Staff’s Findings: Staff finds the Application satisfies the provisions of the Zoning Code for City Facilities. The existing Fire Station 2 is in need of renovations, upgrades, and expansion in order to most efficiently meet the current and future needs of the community. This location for the new Trolley Maintenance Facility is located ¼ mile from the Ponce de Leon trolley route thereby increases efficiency in operations in order to provide consistent, high quality and efficient transit service to our constituents.

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

This section provides those CP Goals, Objectives and Policies applicable to the Application and the determination of consistency:

REF. NO.	COMPREHENSIVE PLAN GOAL, OBJECTIVE AND POLICY	STAFF REVIEW
1	Goal FLU-1. 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	Objective FLU-1.1. 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	Policy FLU-1.1.1. The City’s Future Land Use Classifications and Map shall describe, assign, and depict the future land uses found to be in the public interest and to be the basis for regulations, programs, actions and rules of the City and other affected agencies.	Complies
4	Policy MOB-1.1.5. 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

REF. NO.	COMPREHENSIVE PLAN GOAL, OBJECTIVE AND POLICY	STAFF REVIEW
5	Goal SAF-1. The City of Coral Gables' shall continue to maintain and enhance high level safety and security for residents and visitors due to the City's excellent police and fire protection services, medical and healthcare services and facilities, and emergency preparedness, response, and recovery plans.	Complies
6	Objective CIE-1.1. Maintain and enhance public facilities and delivery of services for both existing and future residents and property owners. The City shall	Complies

Staff Comments: Staff's determination that this application is consistent with the CP Goals, Objectives and Policies that are identified is based upon compliance with conditions of approval recommended by Staff. It meets the city's objectives of improving city facilities to maintain the "City Beautiful" standards as well as to improve the quality of life for City residents, visitors and employees.

5 . STAFF RECOMMENDATION AND CONDITIONS OF APPROVAL

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

A Resolution of the City Commission of Coral Gables, Florida pursuant to Zoning Code Article 1, "General Provisions," Section 1-104 "Jurisdiction and applicability," to grant approval of modification of existing government facility known as Fire Station No. 2, legally described as Lot 1 thru 17, re-subdivision of a portion of Block 26, Coral Gables Riviera Section Part 2, (525 S. Dixie Highway), Coral Gables, Florida; to provide for construction of trolley maintenance facility, providing for a repealer provision, severability clause, and providing for an effective date.

Staff recommends **Approval, with conditions.**

Conditions of Approval

In furtherance of the Comprehensive Plan's Goals, Objectives and Policies, and all other applicable Zoning Code and City Code provisions, the recommendation for approval of the proposed project is subject to all of the following conditions of approval.

1. Application/supporting documentation. Construction of the proposed project shall be in substantial conformance with the following:
 - a. Applicant's Plan Submittal Package dated 12.07.18 prepared by Silva Architects with setbacks, parking, building height, and landscape open space as shown.
 - b. Right-of-way and public realm improvement. Install all right-of-way improvements and all landscaping, public realm and streetscape improvements subject to review and approval by the Directors of Public Works, Landscape Services, Planning and Zoning, and Parking.
 - c. Maintain US-1 and M-Path sidewalks open during construction.

6. ATTACHMENTS

- A. Applicant's submittal package dated December 7, 2018.
- B. Draft Resolution
- C. Courtesy notice

Please visit the City's webpage at 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,



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