City Commission

Mediterranean Village

(2801, 2901 and 3001 Ponce de Leon Boulevard)

Comprehensive Plan Text and Map Amendment, Zoning Code Text Amendment, PAD Site Plan, Alley Vacation, Development Agreement, and Revocation of an Existing PAD

2nd Reading ~ June 10, 2015

Staff Report

CITY COMMISSION COVER MEMO

- **Exhibits A-C:** Applicant's Updated Submittal
- **Exhibit D:** Development Agreement
- **Exhibits E-F:** Staff Memos
- **Exhibit G:** Comprehensive Plan Responses
- **Exhibit H:** PAD Conditions of Approval
- **Exhibits I-O:** Draft Ordinances
- **Exhibit P:** Powerpoint Presentation

Application Location

Application Location

Application Location

Review Timeline

1. **City Commission: 01/14/14**
   Old Spanish Village site and Form-Based PAD Workshop
2. **Development Review Committee: 04/11/14**
   Mediterranean Village Planned Area Development
3. **City Commission: 06/13/14**
   Mediterranean Village Form-Based PAD Workshop
4. **Board of Architects: 07/23/14**
   Mediterranean Village Planned Area Development Workshop
5. **Planning and Zoning Board: 08/13/14**
   Mediterranean Village Form-Based PAD Workshop

Review Timeline

6 **Neighborhood Meeting: 09/17/14**
Mediterranean Village Planned Area Development

7 **Expert Panel Review: 09/19/14**
Mediterranean Village Planned Area Development project

8 **Board of Architects: 11/05/14**
Preliminary Review of Overall Project Concept

9 **Expert Panel Review: 11/21/14**
Mediterranean Village Form-Based PAD

10 **Planning and Zoning Board: 12/10/14**
Comp. Plan Text and Map Amendments, Zoning Code Amendment

Review Timeline

11 **Historic Preservation Board: 12/11/14**
Informational Presentation on Arts Center Building

12 **Traffic Advisory Board: 1/20/15**
Traffic Impact Analysis

13 **Development Review Committee: 01/30/15**
Alley Vacation and Development Agreement

14 **Planning and Zoning Board: 02/11/15**
Complete Mediterranean Village Application

15 **Landscape Peer Review: 02/11/15**
Site Plan, Rooftop Open Space, and Off-Site Improvements

Review Timeline

16 **Historic Preservation Board: 02/19/15**
Follow-up Presentation on Arts Center Building

17 **City Commission 1st Reading: 03/25/15**
Complete Mediterranean Village Application; Continued to 04/02/15

18 **City Commission 1st Reading: 04/02/15**
Complete Mediterranean Village Application

19 **City Commission 2nd Reading: 05/26/15**
Complete Mediterranean Village Application; Continued

20 **City Commission 2nd Reading: 06/10/15**
Complete Mediterranean Village Application

Public Notice

January 2014 – June 2015

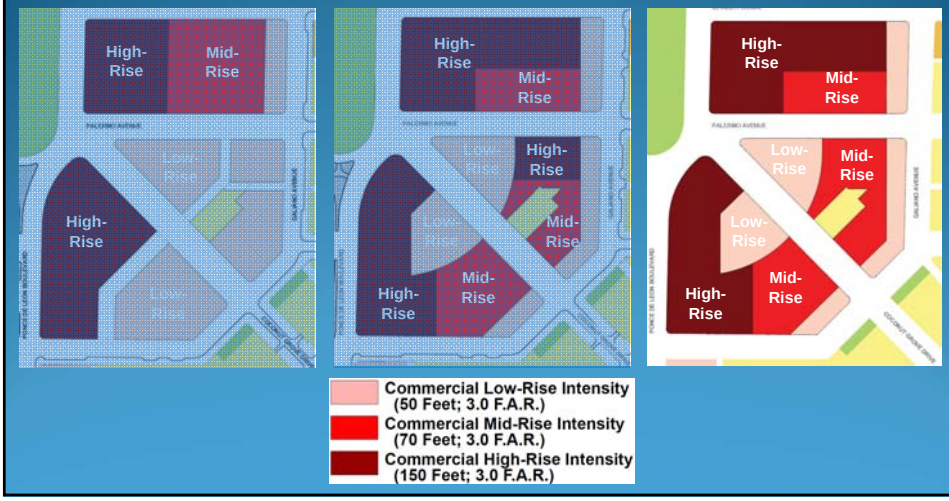
1. Public Meetings: **19**
2. Postings at City Hall: **18**
3. Meeting Materials posted on City website: **16**
4. Meeting Minutes on City website: **6**
5. Property Posted: **7**
6. Courtesy Notice Letter, 1,000 ft: **7**
7. Newspaper Advertisement: **8**
8. Televised Meeting: **9**

Items for Consideration by City Commission

Application Request #1

❖ Comprehensive Plan Map Amendment:

Existing Land Use Map | Proposed Land Use Map | Updated Land Use Map



Application Request #2

❖ **Comprehensive Plan Text Amendment:**

- Commercial High-Rise Intensity
- Commercial Mid-Rise Intensity
- Commercial Low-Rise Intensity

1. Residential use permitted
2. Intensity controlled by a Planned Area Development plan and a **4.0 maximum F.A.R.**
3. Additional height granted for specified public uses or architectural embellishment **(Only for Commercial High-Rise)**

Application Request #2

❖ **Comprehensive Plan Text Amendment:**
Commercial High-Rise Intensity : Use and Intensity

Maximum F.A.R. of 3.0, or 3.5 with architectural incentives. Up to an additional 25% F.A.R. may be granted for properties qualifying as receiving sites for Transfer of Development Rights (TDRs).

Residential use shall only be permitted as part of a mixed-use development as provided herein, or a Mediterranean Village.

The density and intensity of a project located in a Mediterranean Village is controlled by an approved Mediterranean Village PAD Plan that cannot exceed a maximum F.A.R. of 4.0 and a maximum density of 125 units per acre.

Application Request #2

❖ **Comprehensive Plan Text Amendment**:
Commercial High-Rise Intensity : Height

Up to 150' maximum (no limitation on floors), or 190.5' maximum (with a maximum 3 additional floors) with architectural incentives per the Zoning Code.

The heights of structures located in a project located in a Mediterranean Village may exceed the applicable maximum, to the extent approved by the City, for those areas only containing (a) architectural embellishment or (b) a top floor (one or two level) dining or entertainment destination use open to the public~~, or (c) a top floor containing an activated rooftop.~~

Application Request #2

❖ **Comprehensive Plan Text Amendment**:
Commercial Mid-Rise Intensity : Use and Intensity

Maximum F.A.R. of 3.0, or 3.5 with architectural incentives. Up to an additional 25% F.A.R. may be granted for properties qualifying as receiving sites for Transfer of Development Rights (TDRs).

Residential use shall only be permitted as part of a mixed-use development as provided herein, or a Mediterranean Village.

The density and intensity of a project located in a Mediterranean Village is controlled by an approved Mediterranean Village PAD Plan that cannot exceed a maximum F.A.R. of 4.0 and a maximum density of 125 units per acre.

Application Request #2

- **Comprehensive Plan Text Amendment:** Commercial Mid-Rise Intensity : Height

Up to 70' maximum (no limitation on floors), or 97' maximum (with a maximum 2 additional floors) with architectural incentives per the Zoning Code.

~~**The heights of structures located in a project located in a Mediterranean Village may exceed the applicable maximum, to the extent approved by the City, for those areas only containing (a) architectural embellishment or (b) a top floor (one or two level) dining, entertainment, or other similar destination use open to the public, or (c) a top floor containing an activated rooftop.**~~

Application Request #2

- **Comprehensive Plan Text Amendment:** Commercial Low-Rise Intensity : Use and Intensity

Maximum F.A.R. of 3.0, or 3.5 with architectural incentives. Up to an additional 25% F.A.R. may be granted for properties qualifying as receiving sites for Transfer of Development Rights (TDRs).

Residential use shall only be permitted as part of a mixed-use development as provided herein, or a Mediterranean Village.

The density and intensity of a project located in a Mediterranean Village is controlled by an approved Mediterranean Village PAD Plan that cannot exceed a maximum F.A.R. of 4.0 and a maximum density of 125 units per acre.

Application Request #3

❖ **Zoning Code Text Amendment**

1. Mediterranean Village Form-Based PAD:
   - Creating a new type of Planned Area Development with high standards for design and public benefits requirements. Only applies to subject property. **Maximum F.A.R. of 4.0 included in regulations.**

2. Site Specific Text:
   - Removing Site Specific text for Crafts Section, Block 20, that was created for a previously-approved project and no longer applies.

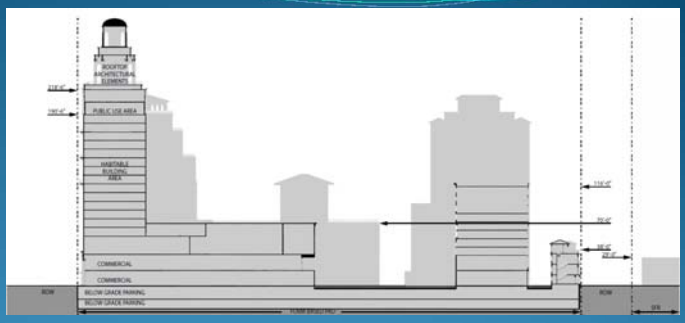
Application Request #4 (PAD Site Plan)

March 2015

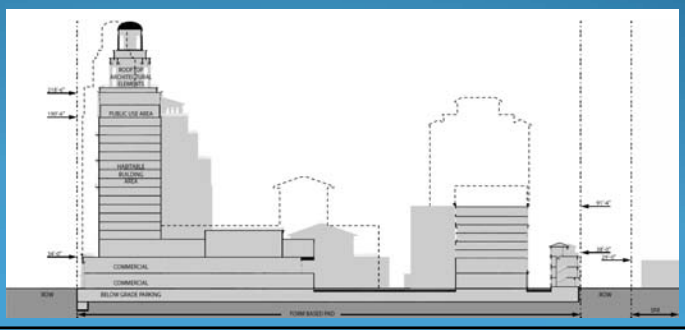
May 2015

Application Request #4 (PAD Site Plan)

March 2015:



May 2015:



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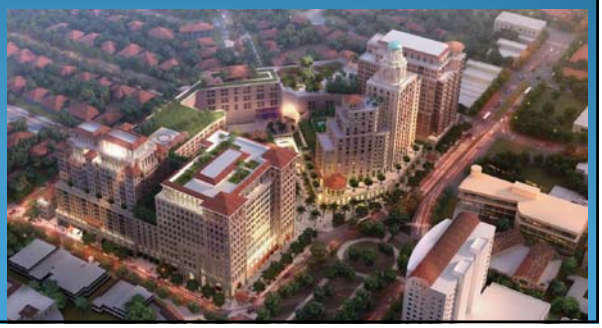

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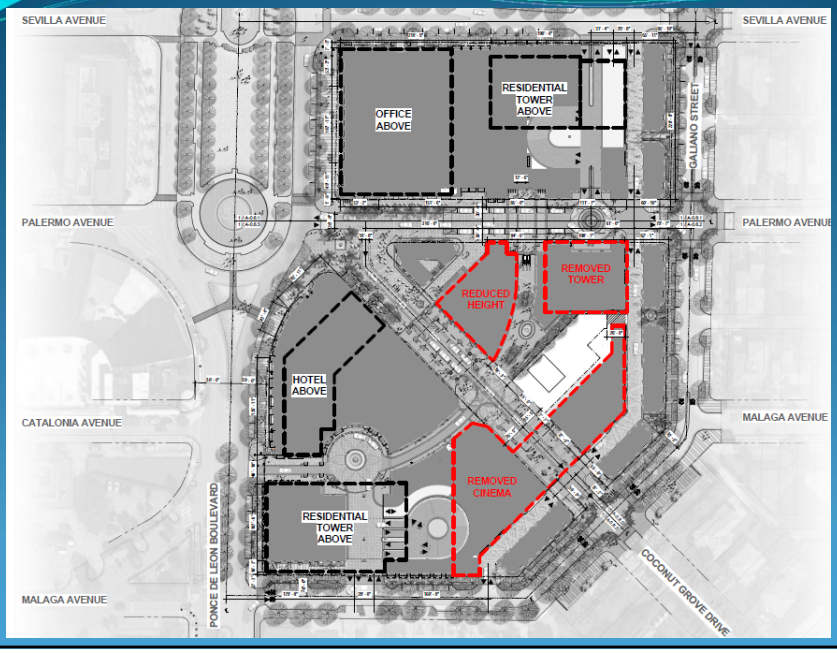

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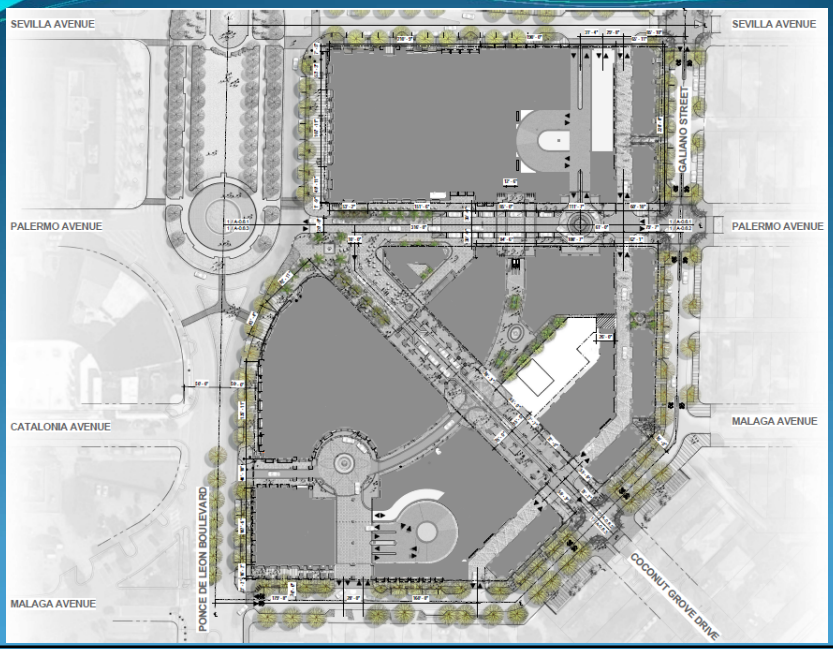

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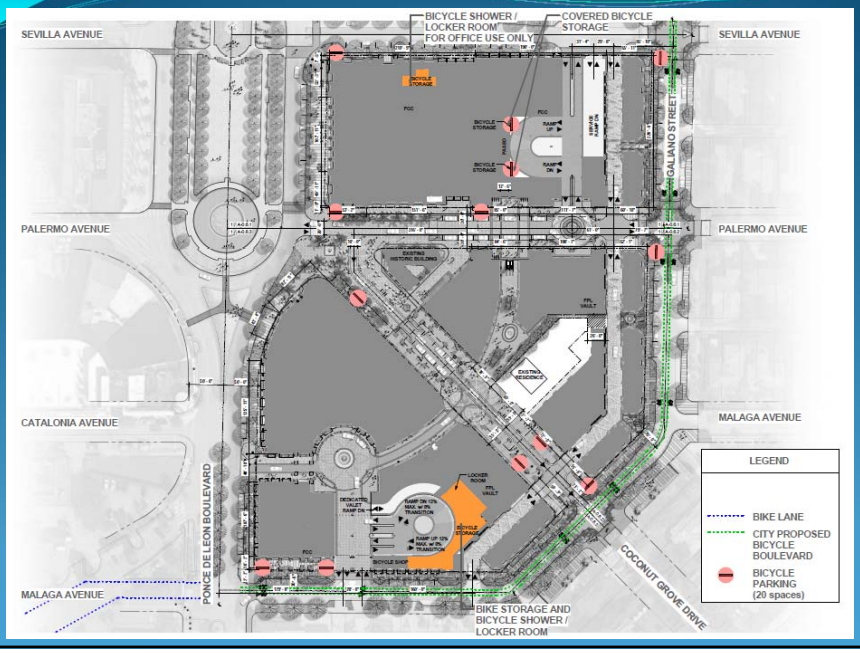
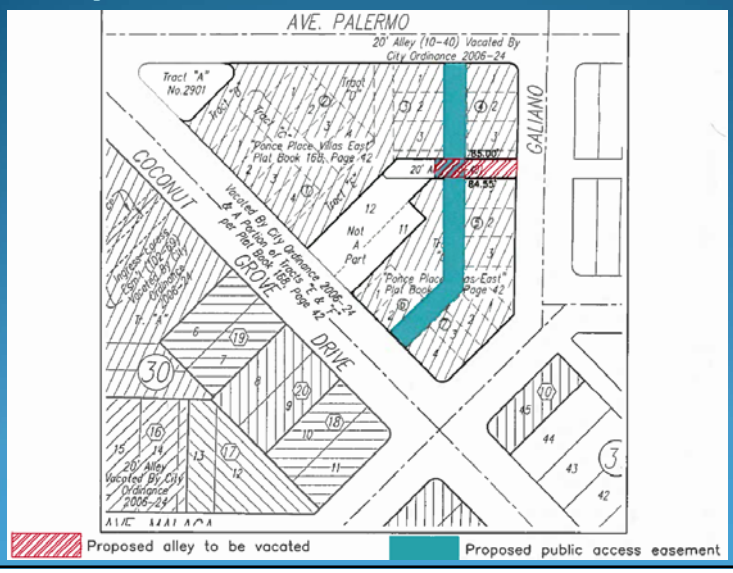


Application Request #5

- Alley Vacation



Application Request #6

- Development Agreement
  - Ensures the high quality of project
  - Memorializes public benefits

Includes:

- Trolley Service Improvements
- Neighborhood Streetscape Improvements
- Art in Public Places Contributions
- Arts Center Building offered for civic use
- Encroachments Plan
- Development Schedule
- Project Operation Standards

Application Request #6 Development Agreement

March 2015:

May 2015:

Application Request #7

- Revocation of Existing Old Spanish Village Planned Area Development

  - Old Spanish Village PAD has missed all agreed deadlines
  - Mediterranean Village Planned Area Development regulations replace Old Spanish Village Planned Area Development regulations for the subject property.

Staff Update from 1st Reading

1	Public Safety	Resolved.
2	Traffic	Resolved.
3	Valet Operations Plan / Parking Management Plan	Resolved.
4	Shared Parking Calculation	Resolved.
5	Parking Garage Design	Resolved.

Staff Update from 1st Reading

6	On-Street Parking	Resolved.
7	Trolley	Resolved.
8	FAR / Bulk	Resolved.
9	Open Space	Resolved.
10	Sustainability	Resolved.

Staff Update from 1st Reading

11	Retail	Resolved.
12	Hotel	Resolved.
13	Residential	Resolved.
14	Streetscape	Resolved.
15	Arts Center Building	Resolved.

Staff Update from 1st Reading

16	Neighborhood Impacts	Resolved.
17	Business Improvement District	Resolved.
18	Art in Public Places	Resolved.

Findings of Fact –
1 and 2. Comprehensive Plan Map and Text Amendment

Staff finds the standards in Section 3-1506 are satisfied.

- Consistent with the Comprehensive Plan
- Increased mixed-use development utilizing existing urban infrastructure, in keeping with City's Concurrency Management program
- Increases opportunities for multi-family units within an existing commercial district
- Not anticipated to have any impact on existing environmental resources

Findings of Fact –
3. Zoning Code Text Amendment

Staff finds the standards in Section 3-1405 are satisfied.

- Promotes efficient use of urban infrastructure, multi-modal activity and preservation of open space, which are all public benefits
- Allows uses that are consistent with the proposed Comprehensive Plan amendments
- Allows densities and intensities that are consistent with the proposed Comprehensive Plan amendments
- Allows densities and intensities that are comparable to existing projects in the downtown
- Does not conflict with the Comprehensive Plan

Findings of Fact –
4. Planned Area Development

Staff finds the standards in Section 3-503 are satisfied.

- The proposed plan is consistent with the proposed legislative changes and applicable PAD requirements of the Zoning Code.
- The proposed project maximizes public space, recreation and visual quality. Adequate provisions have been made for traffic circulation and control.
- The redevelopment of this property fulfills the objective of the City to attract mixed use developments to downtown and the creation of a pedestrian oriented urban environment.

Findings of Fact –
5. Alley Vacation

Staff finds the standards in Section 3-1203 are satisfied.

- The alley vacation and proposed public access easement will provide benefit to multiple future townhouse residents, and allows for the development of a mixed-use development in the Downtown, and will serve the needs of the existing single-family property.
- The alley vacation is part of the Mediterranean Village Planned Area Development, which is a mixed-use project in the Downtown. This is a desired development that improves the City's long-term fiscal condition.

Findings of Fact –
6. Development Agreement

Staff finds the standards in Section 3-2006 are satisfied.

- The Development Agreement is a tool that will be used to guarantee and enforce the operations, maintenance, and public amenities of the Mediterranean Village Planned Area Development. Staff finds that the Mediterranean Village project is consistent with the Comprehensive Plan.

Findings of Fact –
7. Revocation of Existing Old Spanish Village PAD

Staff finds the standards in Section 3-508B and 3-509 are satisfied.

- The Old Spanish Village PAD failed to meet the required schedule for construction, infrastructure installation, and mitigation payments, therefore the Commission may revoke approval of the Planned Area Development.

Staff Recommendation

- The Planning and Zoning Division based upon the complete Findings of Fact recommends:
  - **Approval with conditions.**

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