



City of Coral Gables
CITY COMMISSION MEETING
August 26, 2014

ITEM TITLE:

Ordinance on Second Reading. Planned Area Development (PAD).

1. 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 construction of the second phase of the existing commercial project referred to as the "Columbus Center" on the property legally described as Lots 3-40 and portions of alleyway, Block 22, Section L (100 Alhambra Circle and 1 Alhambra Plaza), Coral Gables, Florida; including required conditions; providing for severability, repealer, codification and an effective date. (Legal description on file at the City)

Ordinance on Second Reading. Easement Amendment.

2. An Ordinance of the City Commission of Coral Gables, Florida, amending Ordinance No. 2854, which vacated a portion of an alley running north/south lying in Block 22 of the "Revised Plat of Coral Gables Section L" and provided for a substitute easement for alley purposes; and provided for severability, repealer, codification, and an effective date.

Resolution.

3. 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 construction of the second phase of the existing commercial project referred to as the "Columbus Center" on the property legally described as Lots 3-40 and portions of alleyway, Block 22, Section L (100 Alhambra Circle and 1 Alhambra Plaza), Coral Gables, Florida; including required conditions; providing for an effective date. (Legal description on file at the City)

DEPARTMENT HEAD RECOMMENDATION:

Approval.

PLANNING AND ZONING BOARD RECOMMENDATION:

The Planning and Zoning Board at their 06.11.14 meeting recommended approval of the Planned Area Development (vote: 6-0) and mixed use site plan (vote: 6-0) with the conditions of approval recommended in the proposed Ordinance. (The easement amendment is an administrative matter decided by the Commission and a recommendation by the Planning and Zoning Board is not required.)

BRIEF HISTORY:

The City Commission at their 07.22.14 meeting approved the Planned Area Development (vote: 5-0) with the conditions of approval recommended in Staff's report and the easement amendment (vote: 5-0) on first reading. The Resolution for mixed use site plan review, which was provided at the 07.22.14 Commission meeting for reference, is now being included for consideration with the Ordinances on second reading.

The proposal is to expand and enlarge the existing Columbus Center development with the construction of a multi-family residential component. The Applicant has submitted an application for review of a Planned Area Development (PAD), an easement amendment and mixed use site plan review in order to allow the project to proceed as proposed.

The Columbus Center is located within the City's Central Business District (CBD), at the northwest corner of the intersection of Alhambra Plaza and Douglas Road. Minorca Avenue is the northern boundary of the CBD and borders the project site on the north. The Applicant has acquired the existing adjacent vacant parcel of land that is approximately 0.7 acres in size located between the existing Columbus Center building and the historically designated La Palma Hotel. The Applicant proposes to construct Columbus Center "Phase 2" on the vacant parcel, which consists of an 18-story structure containing primarily multi-family residential units. Phase 2 will be a separate building, and will include 200 multi-family residential units, 3,400 sq. ft. of retail space, 2,060 sq. ft. of office space and 387 parking spaces. "Phase 1", being the existing Columbus Center building, will remain essentially unchanged as a result of this proposal.

The existing Columbus Center development, which was constructed in 1990, is a 14-story commercial office building located at 1 Alhambra. The existing building was approved "as-of-right" and did not require public hearings. The Applicant is requesting that both Phases 1 and 2 (existing building and proposed project) be reviewed as a single development. Phase 2 will encroach over the substitute alleyway easement required as part of the existing Columbus Center development. A request is being made concurrently with this Application to reduce the required minimum nineteen foot (19') height of the substitute alleyway to seventeen feet four inches (17' 4"), and for minor reconfiguration of the substitute alleyway necessary to accommodate the new phase.

The mixed use (MXD) site plan review is necessary for the existing commercial office building and the proposed primarily multi-family residential building to be reviewed as one (1) mixed use project as the residential component would otherwise not be permitted. The proposed PAD is required to allow for: 1) the encroachment of Phase 2 onto the existing Columbus Center site; 2) two (2) buildings on a single building/project site; 3) the transfer of approximately 148,000 sq. ft. of unused FAR (building square footage) from Phase 1 (existing building) to Phase 2 (proposed building); and, 4) provide relief from setback requirements that would otherwise be required. The review of Phases 1 and 2 as a single proposed project also allows synergy for shared open space and amenities between both phases.

The draft Ordinances and Resolution are provided as Exhibits A, B and C.

The Applicant is in agreement with the recommended conditions of approval.

LEGISLATIVE ACTION:

Date:	Resolution/Ordinance No.	Comments
N/A	Ordinances	Approved the Planned Area Development (vote: 5-0) with the conditions of approval recommended in Staff's report and the easement amendment (vote: 5-0) on first reading.

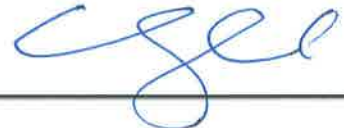
OTHER ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):

Date	Board/Committee	Comments (if any)
06.11.14	Planning and Zoning Board	Recommended approval of the Planned Area Development (vote: 6-0) and mixed use site plan (vote: 6-0) with the conditions of approval recommended in Staff's report.

PUBLIC NOTIFICATION(S):

Date	Form of Notification
05.30.14	Courtesy notification mailed to all property owners within 1,000 feet of the boundary of the subject property.
05.30.14	Posted property.
05.30.14	Legal advertisement.
06.06.14	Post agenda at City Hall.
06.06.14	Posted agenda, staff report, legal notice and all attachments on City web page.
08.15.14	Advertisement of Ordinance and Resolution headings.

APPROVED BY:

Department Director	City Attorney	City Manager
		

EXHIBIT(S):

- A. Draft Ordinance – Planned Area Development (PAD).
- B. Draft Ordinance – Easement Amendment.
- C. Draft Resolution – Mixed Use Site Plan.
- D. Staff PowerPoint Presentation.