



City of Coral Gables Planning and Zoning Staff Report

Applicant: City of Coral Gables

Application: **Public Safety Building - Alley Vacation**

Property: 2151 Salzedo Street

Public Hearing: Planning and Zoning Board

Date & Time: June 13, 2018; 6:00 – 9:00 p.m.

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

1. APPLICATION REQUEST

Application request is for an Alley Vacation for the property referred to as 2151 Salzedo Street “Public Safety Building.” The Ordinance under consideration is as follows:

An Ordinance of the City Commission of Coral Gables requesting vacation of a public alleyway pursuant to Zoning Code Article 3, Division 12, “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 twenty (20) foot wide alley which is two-hundred and seventy (270) feet in length lying between Lots 38-48, 1-10 and a portion of Lot 11, and the dedication of substitute perpetual access and utility easement on Lot 38 in Block 20, Coral Gables Section “K” (2151 Salzedo Avenue), Coral Gables, Florida; providing for an effective date.

An application for abandonment and vacation requires review and recommendation by the Planning and Zoning Board at one (1) public hearing, and consideration by the City Commission at two (2) public hearings (Ordinance format).

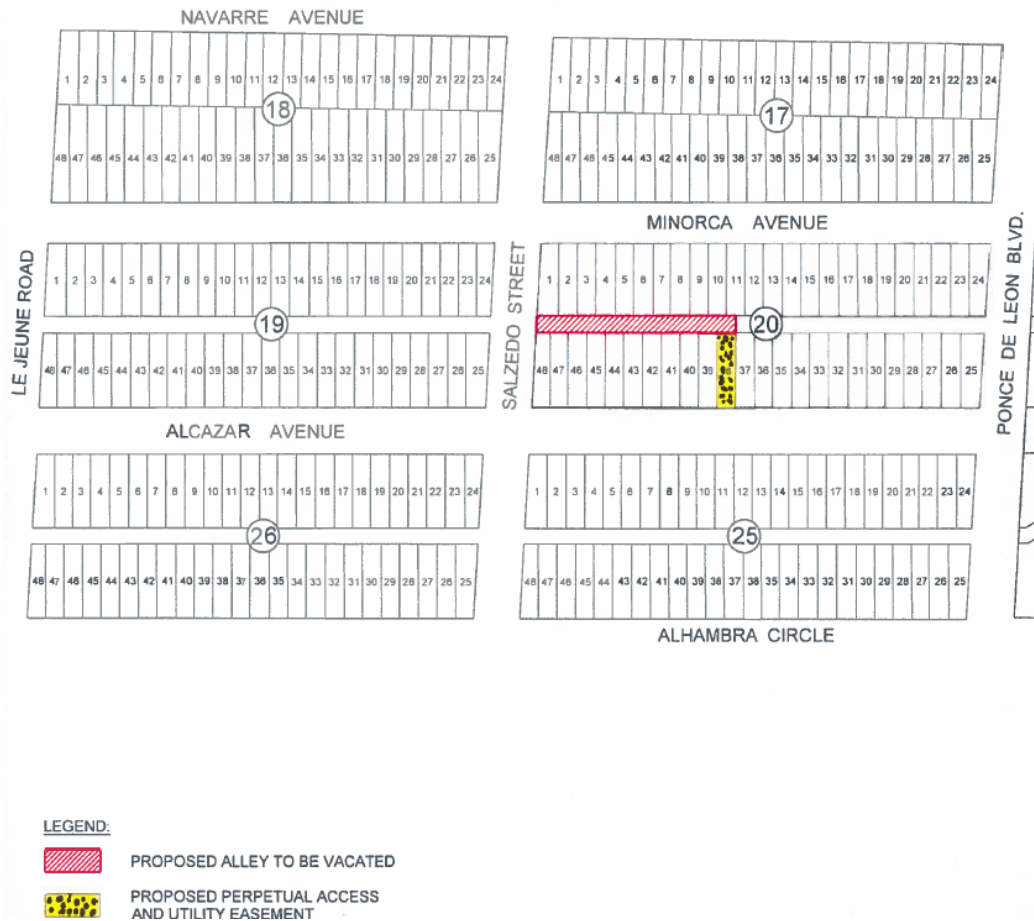
2. APPLICATION SUMMARY

The proposed City of Coral Gables Public Safety Building includes the vacation of an alley to construct a facility of 5 stories, located at 2151 Salzedo Street. The project includes approximately 116,260 square feet of office space and 72,740 square feet of garage including 163 parking spaces. The project is bisected by a 20 foot alley at the middle of the Property. The Property lies south of Minorca Avenue and north of Alcazar Avenue. The application package is provided as Attachment A.

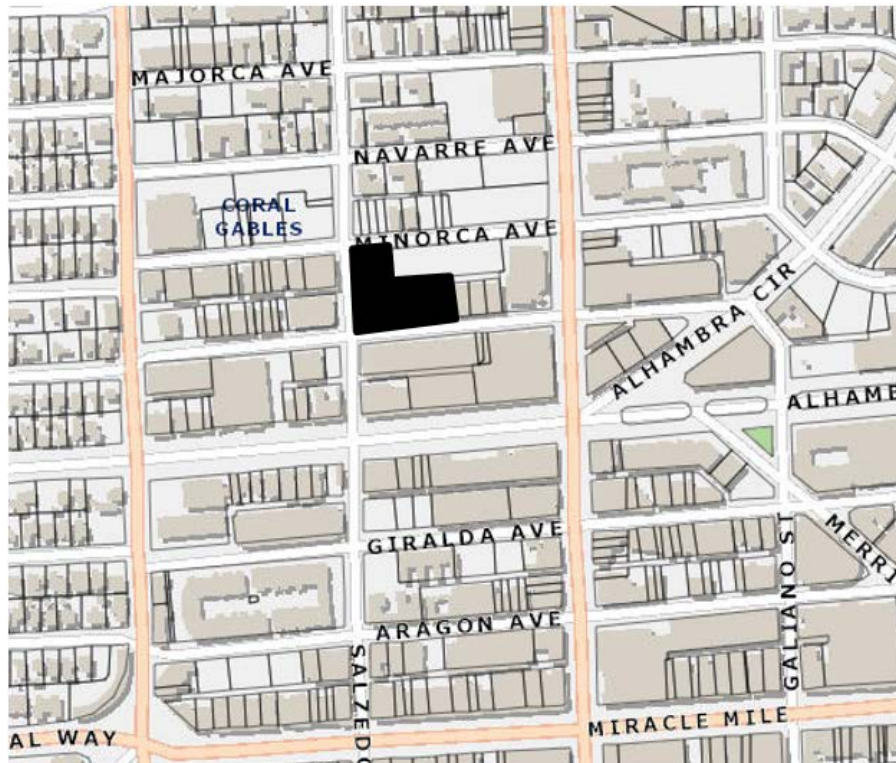
The request is approval to vacate, abandon, and close a portion of the alley that presently runs through the Property. The intention is to provide an alternative access easement on the east side of the property to Alcazar Avenue in order to access the parking area on the north side of property on Minorca Avenue and the remaining eastern portion of the alley. Vacating the existing alley is necessary to consolidate the building site. The Project's height, setback, and floor area are all permitted by the existing zoning.

The Alley has little benefit to the public as bisects two surface parking lots. The Project will offset any potential impacts which may be caused by the requested vacation by internalizing all service and loading functions within the proposed new building and by providing structured parking. The Project will also feature a more pedestrian-friendly, aesthetically-pleasing, and a public access easement on Alcazar Avenue.

Location Map



Location of Project Site



Property Designations and Surrounding Uses

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

Existing Property Designations

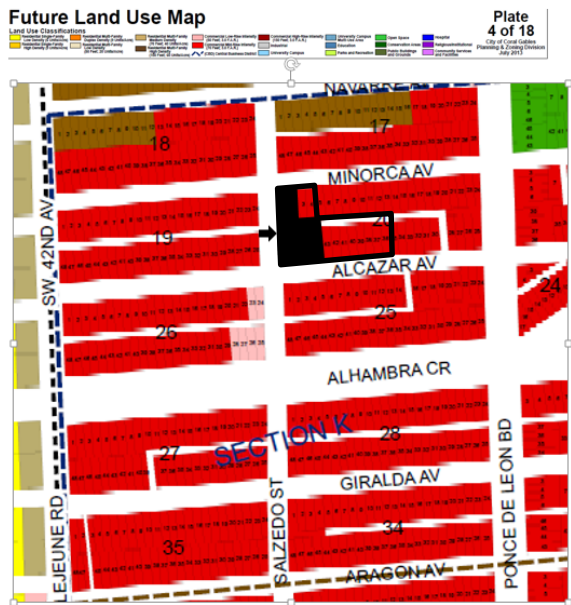
Comprehensive Plan Future Land Use Map designation	Commercial High-Rise Intensity (150 Feet; 3.0 F.A.R.)
Zoning Map designation	(C) Commercial District
Special District Designation	(CBD) Central Business District

Surrounding Land Uses

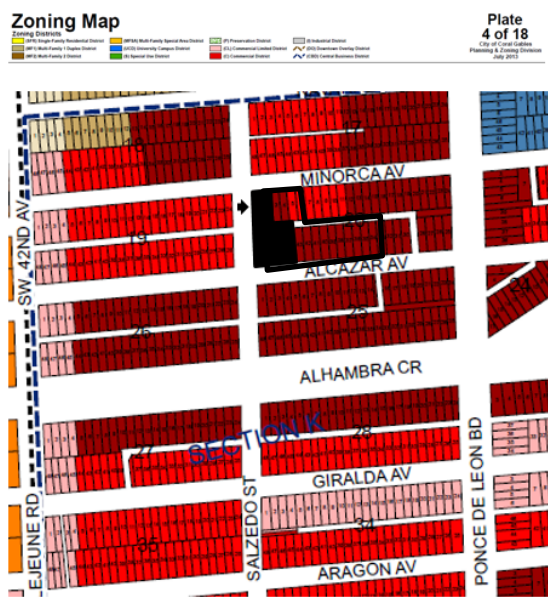
Location	Existing Land Uses	CP Designations	Zoning Designations
North	One(1) story office building and parking lot	Commercial Mid-Rise Intensity (70 Feet; 3.0 F.A.R.)	Commercial (C) District
South	Thirteen (13) stories office building with structured parking	Commercial High-Rise Intensity (150 Feet; 3.0 F.A.R.)	Commercial (C) District
East	One (1) story office building	Commercial High-Rise Intensity (150 Feet; 3.0 F.A.R.)	Commercial (C) District
West	Four (4) stories office building and two(2) stories retail building	Commercial Mid-Rise Intensity (70 Feet; 3.0 F.A.R.)	Commercial (C) District

The subject property currently has the existing land use and zoning designations, as illustrated in the following maps:

Existing Future Land Use Map



Existing Zoning Map



City Review Timeline

The submitted application has undergone the following City reviews:

Type of Review	Date
Development Review Committee	03.30.18
Planning and Zoning Board	06.13.18
City Commission	TBD

3. 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 (CP) Goals, Objectives and Policies and compliance with the Zoning Code and City Code.

Alley Vacation

City Code Chapter 62, Article VIII, “Vacation, Abandonment and Closure of Streets, Easements and Alleys by Private Owners and the City; Application Process” requires 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, and shall provide a recommendation to the Planning and Zoning Board.

Pursuant to the City Code requirements, Staff recommends approval of the proposed alley vacation.

The standards provided in Zoning Code Section 3-1203, "Standards for review" and the Applicant's response to each standard is as follows:

"The Zoning Code specifies that applications for the abandonment and vacation of public streets, alleyways and other non-fee interests may be approved provided the following is demonstrated:

STANDARD FOR REVIEW	STAFF FINDING
<p>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.</p>	<p>The alley is not currently being used for its intended purpose. It is serving as a driveway for the parking area of the existing parking lot. The project is designed so that delivery of goods and services, trash pick-up and vehicular circulation are maintained and conducted internal to the structure, or within enclosed service bays.</p>
<p>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.</p>	<p>The City is proposing a Public Safety Building on the site and does not have any planning effort underway that identifies this alleyway for future use.</p>
<p>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 applicant provides 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 and welfare including increased parking and traffic."</p>	<p>The alley vacation is part of Public Safety building project. The Project will internalize the traditional functions of an alley, including service and loading functions, as well as by providing structured parking and a public access easement on Alcazar Ave.</p>

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.	Objective FLU-1.2. Efforts shall continue to be made to control blighting influences, and redevelopment shall continue to be encouraged in areas experiencing deterioration.	Complies
4 .	Policy FLU-1.3.3. Non-residential uses designated in the Comprehensive Plan which cause significant noise, light, glare, odor, vibration, dust, hazardous conditions or industrial traffic, shall provide buffering such as landscaping, walls and setbacks, when located adjacent to or across the street from incompatible uses such as residential uses.	Complies
5 .	Policy FLU-1.11.1. Maintain and enforce effective development and maintenance regulations through site plan review, code enforcement, and design review boards and committees.	Complies
6.	Goal DES-1. Maintain the City as a livable city, attractive in its setting and dynamic in its urban character.	Complies
7.	Objective DES-1.1. 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
8.	Policy DES-1.1.5. Promote the development of property that achieves unified civic design and proper relationship between the uses of land both within zoning districts	Complies

REF. NO.	COMPREHENSIVE PLAN GOAL, OBJECTIVE AND POLICY	STAFF REVIEW
	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.	
9.	Policy DES-1.1.6. Maintain the character of the residential and nonresidential districts, and their peculiar suitability for particular uses.	Complies
10.	Policy DES-1.2.1. Continue the award of development bonuses and/or other incentives to promote Coral Gables Mediterranean design character providing for but not limited to the following: creative use of architecture to promote public realm improvements and pedestrian amenities; provide a visual linkage between contemporary architecture and the existing and new architectural fabric; encourage landmark opportunities; and creation of public open spaces.	Complies
11.	Policy DES-1.2.2. Require that private development and public projects are designed consistent with the City’s unique and historical Mediterranean appearance in balance with contemporary architecture.	Complies
12.	Objective MOB-1.1. 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.	Policy MOB-1.1.2. Encourage land use decisions that encourage infill, redevelopment and reuse of vacant or underutilized parcels that support walking, bicycling and public transit use.	Complies
14.	Policy MOB-1.1.4. 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
15.	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

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, and proffered by the Applicant.

4. PUBLIC NOTIFICATION

A notification was provided to all property owners within 1,500 feet of the property boundary as per Zoning Code. Approximately 866 notices were mailed on May 31, 2018. A copy of the legal advertisement and courtesy notice are provided as Attachments B and C.

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

Public Notice

Type	Date
Courtesy notification - 1,500 feet mailed from Public Works	05.11.18
Courtesy notification sent by Planning and Zoning	05.31.18
Posting of property	05.31.18
Legal advertisement	06.01.18
Posted agenda on City web page/City Hall	05.31.18
Posted Staff report on City web page	06.08.18

5. STAFF RECOMMENDATION

The Planning and Zoning Division based upon the complete Findings of Fact contained within this Report recommends **approval** of the Application with conditions.

Summary of the Basis for Approval

As enumerated in the Findings of Fact contained herein, Staff finds the Application is in compliance with the Comprehensive Plan, Zoning Code and other applicable City Codes, subject to the identified conditions of approval.

6. ATTACHMENTS

- A. Submittal package.
- B. 06.01.18 Legal notice.
- C. 05.31.18 Courtesy notice mailed to all property owners within 1,500 feet.

Please visit the City's webpage at www.coralgables.com to view all application materials. The complete application 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

MIAMI DAILY BUSINESS REVIEW

Published Daily except Saturday Sunday and
 Legal Holidays
 Miami, Miami-Dade County, Florida

STATE OF FLORIDA
 COUNTY OF MIAMI-DADE:

Before the undersigned authority personally appeared JOHANA OLIVA, who on oath says that he or she is the LEGAL CLERK, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Miami in Miami-Dade County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

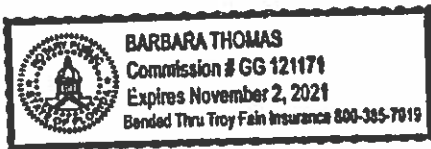

NOTICE OF PUBLIC HEARING
 CITY OF CORAL GABLES - LOCAL PLANNING AGENCY /
 PLANNING AND ZONING BOARD - JUNE 13, 2018

in the XXXX Court,
 was published in said newspaper in the issues of

06/01/2018

Affiant further says that the said Miami Daily Business Review is a newspaper published at Miami, in said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Miami-Dade County, Florida each day (except Saturday, Sunday and Legal Holidays) and has been entered as second class mail matter at the post office in Miami in said Miami-Dade County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Johana Oliva
 Sworn to and subscribed before me this
 1 day of JUNE, A.D. 2018
Barbara Thomas
 (SEAL)
 JOHANA OLIVA personally known to me

**CITY OF CORAL GABLES, FLORIDA
 NOTICE OF PUBLIC HEARING**

City Public Hearing Dates/Times	Local Planning Agency / Planning and Zoning Board Wednesday, June 13, 2018, 6:00 - 9:00 p.m.
Location	City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida, 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 Hearings on the following:

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 "Multi-Family Medium Density" Land Use to "Mixed Use" Land Use and extending the "North Ponce de Leon Boulevard Mixed-Use Overlay District" for the property legally described as Lots 5 to 12, Block 12, Douglas Section (100, 114, and 126 Calabria Avenue and 912 and 918 East Ponce de Leon Boulevard), Coral Gables, Florida; providing for a repealer provision, providing for a severability clause, and providing for an effective date. (LPA review)
2. Ordinance of the City Commission of Coral Gables, Florida requesting a change of zoning pursuant to Zoning Code Article 3, "Development Review," Division 14, "Zoning Code Text and Map Amendments", from Multi-Family 2 District (MF2) to Commercial District (C) and extending the "North Ponce de Leon Boulevard Mixed- Use Overlay District" for the property legally described as Lots 5 to 12, Block 12, Douglas Section (100, 114, and 126 Calabria Avenue and 912 and 918 East Ponce de Leon Boulevard), Coral Gables, Florida; and providing for severability, repealer and an effective date.
3. An Ordinance of the City Commission of Coral Gables, Florida granting approval of a proposed Planned Area Development (PAD) approval referred to as "Regency on the Park" pursuant to Zoning Code Article 3, "Development Review," Division 5, "Planned Area Development (PAD)," for the construction of a project consisting of a mix of uses including office, live/work, and residential, on the property legally described as Lots 5 to 12, Block 12, Douglas Section (100, 114, and 126 Calabria Avenue and 912 and 918 East Ponce de Leon Boulevard), Coral Gables, Florida; including required conditions; providing for severability, repealer and an effective date.


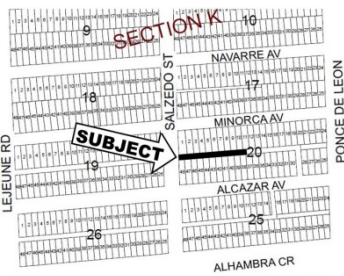
4. A Resolution of the City Commission of Coral Gables, Florida requesting Mixed-Use Site Plan Review pursuant to Zoning Code Article 4, "Zoning Districts," Division 2, "Overlay and Special Purpose Districts," Section 4-201, "Mixed Use District (MXD)," for the proposed project referred to as "Regency on the Park" on the property legally described as Lots 5 to 12, Block 12, Douglas Section (100, 114, and 126 Calabria Avenue and 912 and 918 East Ponce de Leon Boulevard), Coral Gables, Florida; including required conditions; providing for a repealer provision, providing for a severability clause, and providing for an effective date.
5. An Ordinance of the City Commission of Coral Gables requesting vacation of a public alleyway pursuant to Zoning Code Article 3, Division 12, "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 twenty (20) foot wide alley which is two-hundred and seventy (270) feet in length lying between Lots 38-48, 1-10 and a portion of Lot 11, and the dedication of substitute perpetual access and utility easement on Lot 38 in Block 20, Coral Gables Section "K" (2151 Seizedo Avenue), Coral Gables, Florida; providing for an effective date.
6. A Resolution of the City Commission of Coral Gables, Florida approving the Final Plat entitled "Plaza Coral Gables" pursuant to Zoning Code Article 3, Division 9, "Platting/Subdivision," being a re-plat of an approximately 6.731 acre property into seven (7) tracts of land on property assigned Commercial District (C) zoning, on the property legally described as all of blocks 20 and 30, and a portion of the platted alley lying within block 23, Coral Gables Crafts Section (2801, 2901, and 3001 Ponce de Leon Boulevard), Coral Gables, Florida; providing for an effective date.
7. A Resolution of the City Commission of Coral Gables approving the Final Plat entitled "Riviera Dauce" pursuant to Zoning Code Article 3, Division 9, "Platting/Subdivision," being a re-plat of an approximately 0.29 acre property on two (2) platted lots for residential, multi-family use on property assigned Multi-Family 1 Duplex Residential (MF1) zoning, on the property legally described as Lots 26 and 27, Block 93, Riviera Section Part 2 Revised (Riviera Drive and Menendez Avenue), Coral Gables, Florida; providing for an effective date.

8. An Ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code, Article 3, "Development Review," Division 10, "Transfer of Development Rights," providing a procedure to transfer development rights for open space, providing for a repealer provision, providing for a severability clause, codification, and providing for an effective date.
9. An Ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code, Article 3, "Development Review," Division 10, "Transfer of Development Rights," expanding the receiver sites for the use of transfer development rights to include Blocks 1, 2, 3, 4, 6, 7, 8, and 10 in the Biltmore Section, providing for a repealer provision, providing for a severability clause, codification, and providing for an effective date.

All interested parties are invited to attend and participate. Upon recommendation by the Board, the applications will be scheduled for City Commission consideration. Please visit the City webpage at www.coralgables.com to view information concerning the applications. The complete applications are on file and available for examination during business hours at the Planning and Zoning Division, 427 Biltmore Way, Suite 201, Coral Gables, Florida, 33134. Questions and written comments can be directed to the Planning and Zoning Division at planning@coralgables.com (FAX: 305.460.5327) or 305.460.5211.

Ramon Trias
 Director of Planning and Zoning
 Planning & Zoning Division
 City of Coral Gables, Florida

Any person, who acts as a lobbyist pursuant to the City of Coral Gables Ordinance No. 2006-11, as amended, must register with the City Clerk prior to engaging in lobbying activities before City Staff, Boards, Committees or City Commission. A copy of the Ordinance is available in the Office of the City Clerk, City Hall. If a person decides to appeal any decision made by a Board, Committee or City Commission with respect to any matter considered at a meeting or hearing, that person will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based (F.S. 286.0105). Any meeting may be opened and continued and, under certain circumstances, additional legal notice will not be provided. Any person requiring special accommodations in order to attend or participate in the meeting should contact the City's ADA Coordinator, Raquel Elejabarieta (Email: relejabarieta@coralgables.com), Telephone: 305-722-8686, TTY/TDD: 305-442-1800, at least three (3) working days prior to the meeting. All meetings are telecast live on Coral Gables TV Channel 77.

	<p>City of Coral Gables Courtesy Public Hearing Notice</p> <p>May 31, 2018</p>	
<p>Property:</p>	<p>Public Safety Building 2151 Salzedo Street, Coral Gables, Florida</p>	
<p>Applicant:</p>	<p>City of Coral Gables</p>	
<p>Application:</p>	<p>Alley Vacation</p>	
<p>Public Hearing - Date/Time/ Location:</p>	<p>Planning and Zoning Board June 13, 2018, 6:00 – 9:00 p.m. City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida, 33134</p>	

PUBLIC NOTICE is hereby given that the City of Coral Gables, Florida, Planning and Zoning Board (PZB) will conduct a Public Hearing on June 13, 2018 on the following applications at the Coral Gables City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida.

To accommodate the proposed Public Safety Building at 2151 Salzedo Street, the public alleyway measuring twenty (20) feet in width by approximately two-hundred and seventy (270) feet in length to be vacated. A proposed perpetual access and utility easement is proposed for Lot 38 within the same Block 20. The request requires two (2) public hearings, including review and recommendation by the Planning and Zoning Board, and approval via Resolution by the City Commission.

The Resolution under consideration is as follows:

An Ordinance of the City Commission of Coral Gables requesting vacation of a public alleyway pursuant to Zoning Code Article 3, Division 12, "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 twenty (20) foot wide alley which is two-hundred and seventy (270) feet in length lying between Lots 38-48, 1-10 and a portion of Lot 11, and the dedication of substitute perpetual access and utility easement on Lot 38 in Block 20, Coral Gables Section "K" (2151 Salzedo Avenue), Coral Gables, Florida; providing for an effective date.

All interested parties are invited to attend and participate. Please visit the City webpage at www.coralgables.com to view information concerning the application. The complete application is on file and available for examination during business hours at the Planning Division, 427 Biltmore Way, Suite 201, Coral Gables, Florida, 33134. Questions and written comments regarding the application can be directed to the Planning and Zoning Division at planning@coralgables.com, Fax: 305.460.5327 or Phone: 305.460.5211. Please forward to other interested parties.

Sincerely,

City of Coral Gables, Florida

Any person requiring special accommodations in order to attend or participate in the meeting should contact the City's ADA Coordinator, Raquel Elejabarrieta (Email: relejabarrieta@coralgables.com, Telephone: 305-722-8686, TTY/TDD: 305-442-1600, at least three (3) working days prior to the meeting. All meetings are telecast live on Coral Gables TV Channel 77.