



City of Coral Gables Planning and Zoning Staff Report

Property: **Gables Station (215 and 251 South Dixie Highway)**

Applicant: NP International, USA

Application: Comprehensive Plan Map Amendment, Zoning Code Map Amendment, Zoning Code Text Amendment, Planned Area Development, Mixed-Use Site Plan

Public Hearing: Planning and Zoning Board / Local Planning Agency

Date & Time: **May 17, 2016, 6:00 – 9:00 p.m.**

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

1. APPLICATION REQUEST

The request is for consideration of the following for a project known as “Gables Station:”

1. Comprehensive Plan Map Amendment
2. Zoning Code Map Amendment
3. Zoning Code Text Amendment
4. Planned Area Development
5. Mixed Use Site Plan (Conditional Use Review)

Gables Station

Gables Station is a mixed-use, transit-oriented development, within walking distance of the Village of Merrick Park, Douglas Metrorail Station, and the Coral Gables Trolley. The project includes:

1. Approximately 4.4 acre site
2. Total project area of 679,758 square feet
3. Maximum building height of 160’
4. 147 hotel rooms
5. 460 residential units
6. 969 parking spaces
7. 57,374 square feet of ground-floor commercial space
8. 87,261 square feet of ground-floor open space
9. Public realm improvements for approximately 4 acres and ¼ mile of the Underline

The request requires three public hearings, including review and recommendation by the Planning and Zoning Board, and 1st and 2nd Reading before the City Commission.

The Ordinances and Resolution under consideration include 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 "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) (LPA review)
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)
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)

2. REVIEW TIMELINE / PUBLIC NOTICE

City Review Timeline

The submitted applications have undergone the following City reviews:

REVIEW COMMITTEES AND BOARDS	DATE
Development Review Committee	01.29.16
Board of Architects (Preliminary Design and Mediterranean Bonus)	04.28.16
Planning and Zoning Board	05.11.16
City Commission – 1 st Reading	TBD
City Commission – 2 nd Reading	TBD

STAFF REVIEW				
Department	DRC 01.29.16	Board of Architects 04.28.16	Staff Meeting 05.09.16	Comments Provided?
Historical Resources and Cultural Arts	x		x	Yes
Parking	x		x	Yes
Public Service	x		x	Yes
Concurrency	x		x	Yes
Police	x			Yes
Fire			x	Yes
Public Works	x		x	Yes
Zoning	x		x	Yes
Board of Architects		x	x	Yes
Planning	x		x	Yes
Building	x		x	Yes
Economic Development	x		x	Yes
Parks			x	Yes

Public Notification and Comments

The Applicant completed the mandatory neighborhood meeting with notification to all property owners within 1,500 feet of, as well as within, the South Industrial Mixed Use District boundary. A summary of the meeting and attendance list is provided as Attachment B.

The Zoning Code requires that a courtesy notification be provided to all property owners within 1,500 feet of the boundary of the entire mixed use district as well as within the boundaries. 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 875 notices were mailed. A copy of the legal advertisement and courtesy notice are provided as Attachments C and D. 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
Applicant neighborhood meeting	04.27.16
Zoning Code Courtesy notification-1,500 ft. of the entire MXOD and within MXOD	05.06.16
Sign posting of property	05.06.16
Legal advertisement	05.06.16
Posted agenda on City web page/City Hall	05.10.16
Posted Staff report on City web page	05.12.16

3. APPLICATION SUMMARY

Project Information

Gables Station is located in the South Industrial Mixed-Use District, adjacent to Gables Ponce I and II, and close to the Village of Merrick Park and the Douglas Metrorail Station. The mixed-use project encompasses an entire city block and includes hotel, residential, and ground floor commercial uses.

Site Area	4.46 Acres or 194,223 sf* (1 City Block)
FAR	3.5 FAR (679,758 sf)
Height	Tower A - Southernmost (Hotel / Residential) <ul style="list-style-type: none">• 160' Habitable Space• 180' Rooftop Architectural Element Tower B - Central (Residential) <ul style="list-style-type: none">• 82' Parking Garage• 148' Habitable Space• 168' Rooftop Architectural Element Tower C - Northernmost (Residential) <ul style="list-style-type: none">• 82' Parking Garage• 148' Habitable Space• 168' Rooftop Architectural Element
Program	<ul style="list-style-type: none">• 460 Residential Units• 147 Hotel Rooms• 57,374 sf Ground Floor Retail• Open-air Courtyard• Open-air Plaza• Approximately 4 acres of improvements to adjacent Metrorail right-of-way (known as The Underline) as publicly accessible open space
Parking	969 spaces

** As per applicant, the additional 2,974 sf of site area above that indicated in the survey dated 5/10/16 is due to a deceleration lane dedication along US1.*

Standard	Currently Permitted	Permitted if Application Requests Approved	Proposed Development
Total site area	194,223 sf*	n/a	n/a
FAR / permitted development (with Mediterranean bonuses)	679,781 sf	679,781 sf	679,758 sf
Ground Floor Commercial	n/a	n/a	57,374 sf
Hotel Rooms	n/a	n/a	147
Residential Density	No Density Limit (within Mixed-Use District)	104 units / acre (proposed Site Specifics)	104 units / acre
Total Residential Units	n/a	460	460
<i>Studio</i>	n/a	n/a	16
<i>One bedroom</i>	n/a	n/a	276
<i>Two bedroom</i>	n/a	n/a	120
<i>Three bedroom</i>	n/a	n/a	48
Total Off-Street Parking Spaces	967	967	969
Building height (Habitable Space)	<ul style="list-style-type: none"> • 72' max • 99' max with Med Bonus 	160' max	160' – Building A 148' – Building B 148' – Building C
Number of stories	<ul style="list-style-type: none"> • 6 stories max • 8 stories max with Med Bonus 	No limitation on stories	13 stories – Building A 12 stories – Building B 12 stories – Building C
Landscape open space	n/a	38,845 sf min	87,261 sf
Setbacks			
US1	10'**	0'	12'
Interior property line fronting Metrorail right-of-way	0'	0'	10'
Grand Avenue	20'**	0'	varies
Ponce de Leon Boulevard	15'**	0'	17'

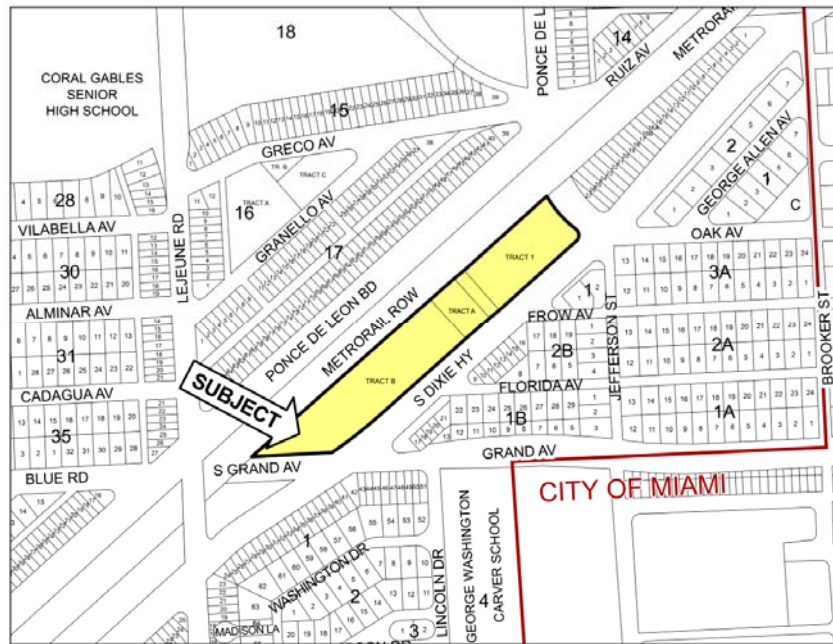
* As per applicant, the additional 2,974 sf of site area above that indicated in the survey dated 5/10/16 is due to a deceleration lane dedication along US1.

** Mediterranean Bonus permits setback reduction to 0' on all sides subject to certain standards.

Project Location

The subject property occupies an entire block between US1 and Ponce de Leon Boulevard and is bounded to the north Ponce de Leon Boulevard, to the south by Grand Avenue. The property is legally described as a portion of Tract A and B and Tract 1 of the MacFarlane Homestead Section, Coral Gables, Florida, as shown in the following location map and aerial:

Block, Lot and Section Location Map



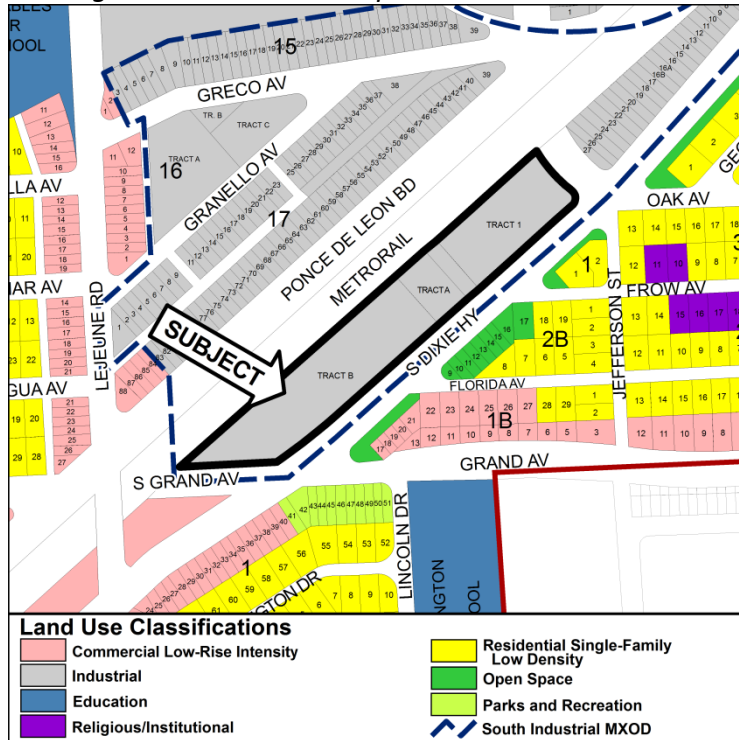
Aerial



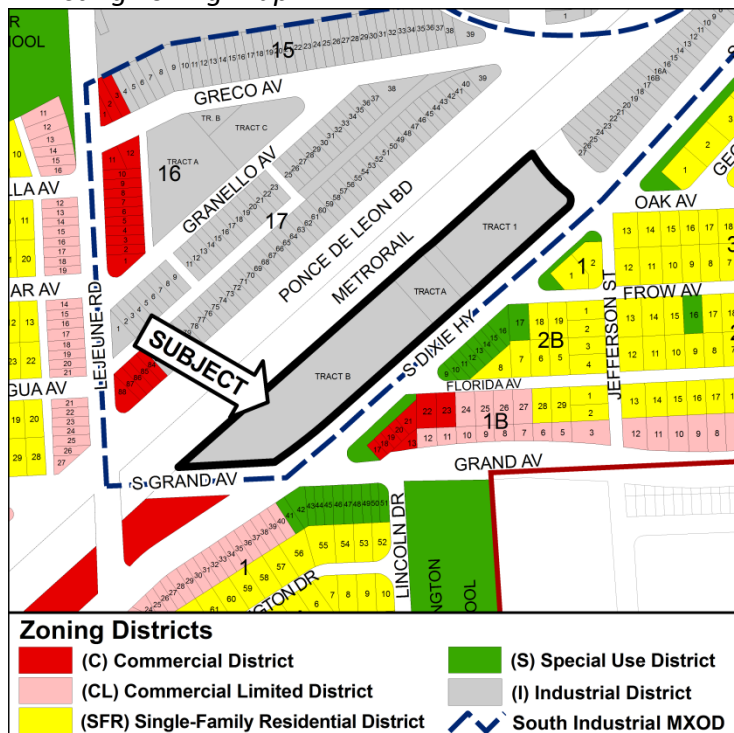
Site Data and Surrounding Uses

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

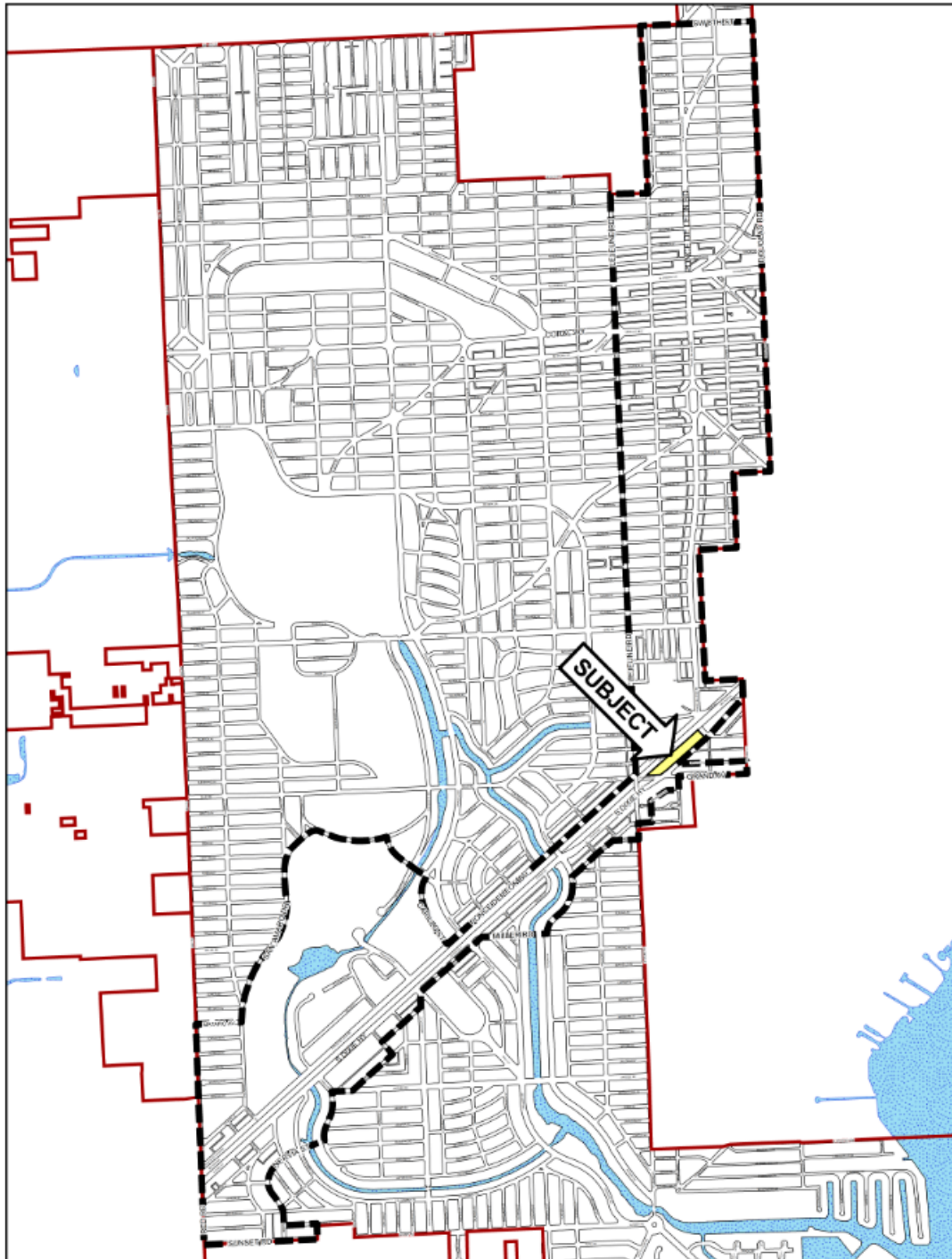
Existing Future Land Use Map



Existing Zoning Map



This property falls within the Gables Redevelopment Infill District (GRID), which is generally located along the Ponce de Leon Boulevard corridor and US1. The City's GRID allows development within its boundaries to move forward regardless of a roadway's level of service (LOS). The City does, however, require all developments within the GRID that increase intensity/density to complete a Traffic Impact Analysis report and provide appropriate traffic mitigation to help offset the impacts.

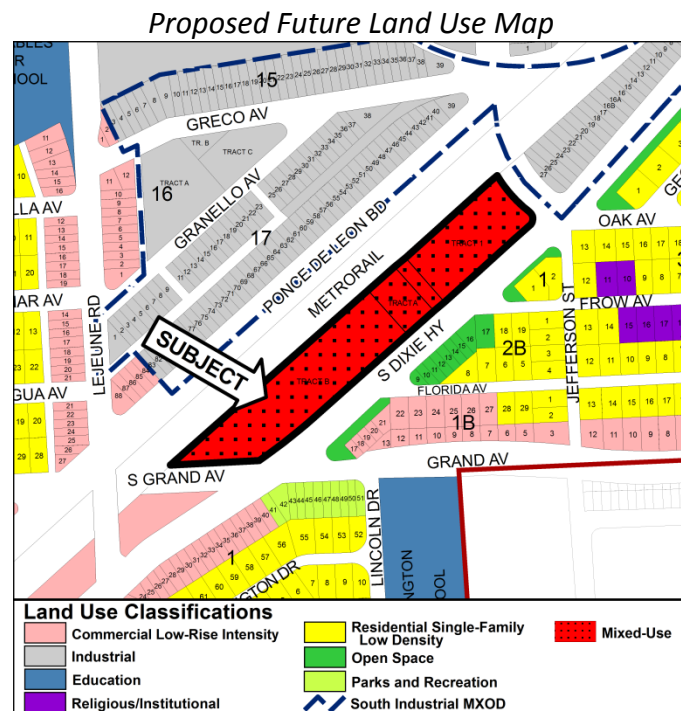
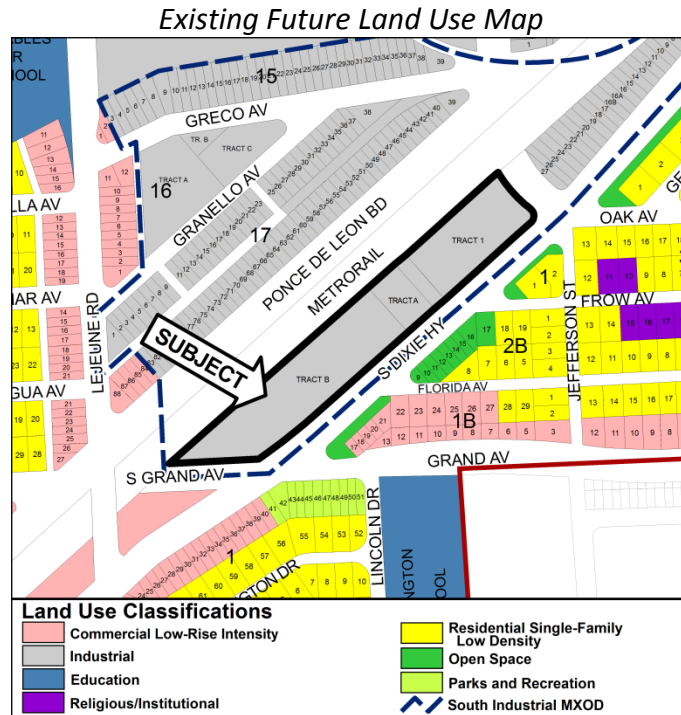


Gables Redevelopment Infill District (GRID)

4. APPLICATION REQUESTS

1. Future Land Use Map Amendment

A comparison of the property's existing Future Land Use Map designations and the Applicant's requested designation is shown on the following mapping:



The current Land Use Classification for this property is Industrial. The applicant requests a change to Mixed Use Land Use.

At the present time, all non-residential properties fronting US1 and Ponce de Leon Boulevard are designated as Industrial Land Use (maximum height of 70’ or 97’ with Mediterranean Bonus,) or Commercial Low-Rise Intensity Land Use (maximum height of 50’ or 77’ with Mediterranean Bonus.)

Under the proposed Mixed Use Land Use, building height is controlled by applicable Zoning Code provisions. The Site Specific Zoning Regulations will be used to provide height restrictions for this property.

Findings of Fact

Zoning Code Section 3-1506 provides review standards for Comprehensive Plan amendments:

Standard	Staff Evaluation
1. Whether it specifically advances any objective or policy of the Comprehensive Land Use Plan.	The Comprehensive Plan map amendment from Industrial to Mixed Use is appropriate for a location in close proximity a transit station and a major employment center. However, Mixed Use Land Use requires height restrictions in the Zoning Code. Staff recommends conditions to limit the building height appropriately, particularly in consideration of the MacFarlane Homestead National Register Historic District located across US1.
2. Whether it is internally consistent with Comprehensive Land Use Plan.	The proposed Mixed Use land use allows many beneficial aspects of the project, but it should be considered in the context of the US1 Corridor, nearby historic single-family neighborhoods, and appropriate building height in proximity to transit. Appropriate height limitations should be discussed in relation to this Land Use amendment.
3. Its effect on the level of service of public infrastructure.	The proposed map amendment will support enhanced multi-modal activity at the Douglas Metrorail Station, along the Coral Gables Trolley, and near the Mixed-Use district, a major transit station and a major employment center, which is a goal of the Comprehensive Plan. There is an opportunity to reduce the traffic on the area by encouraging residents and visitors to walk, bike or ride transit. Shared parking or comparable planning tools should be considered.
4. Its effect on environmental resources.	The proposed amendments promote infill on a previously developed site along US1. No significant environmental resources will be impacted.
5. Its effect on the availability of housing that is affordable to people who live or work in the City of Coral Gables.	The proposed amendments will provide additional multi-family housing opportunities in the City with access to frequent transit service and pedestrian access to dining, shopping, and employment opportunities. The project contributes to the provision of additional housing options for people who live, work, and study in the City.

6. Any other effect that the City determines is relevant to the City Commission's decision on the application.	The proposed Mixed Use Land Use allows building height to be controlled by the Zoning Code. The applicant proposes a maximum building height of 160' for the project. Further study and planning of the US1 corridor is necessary to determine the appropriate maximum height for buildings in this area, particularly in proximity to historic single-family homes. Staff recommends conditions to limit maximum height.
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Staff comments:

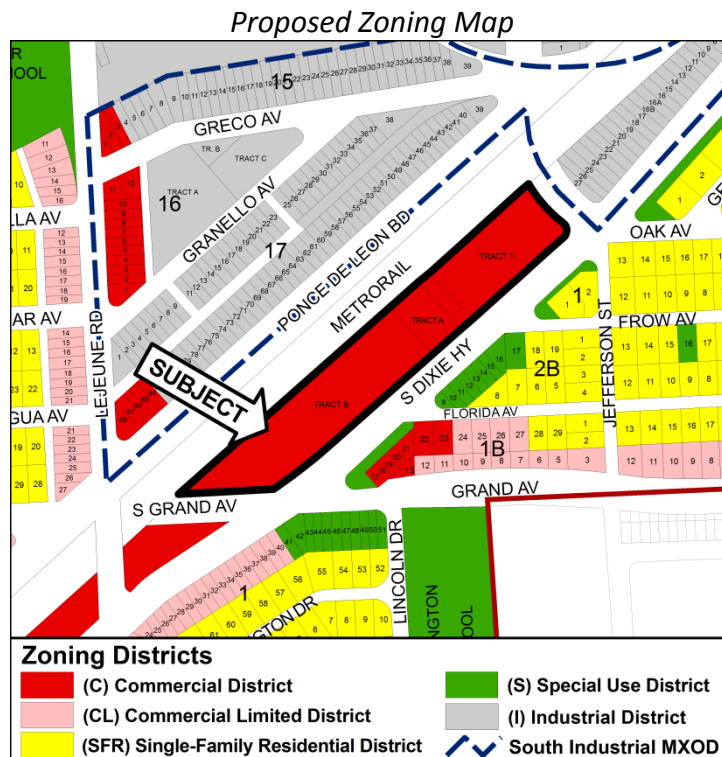
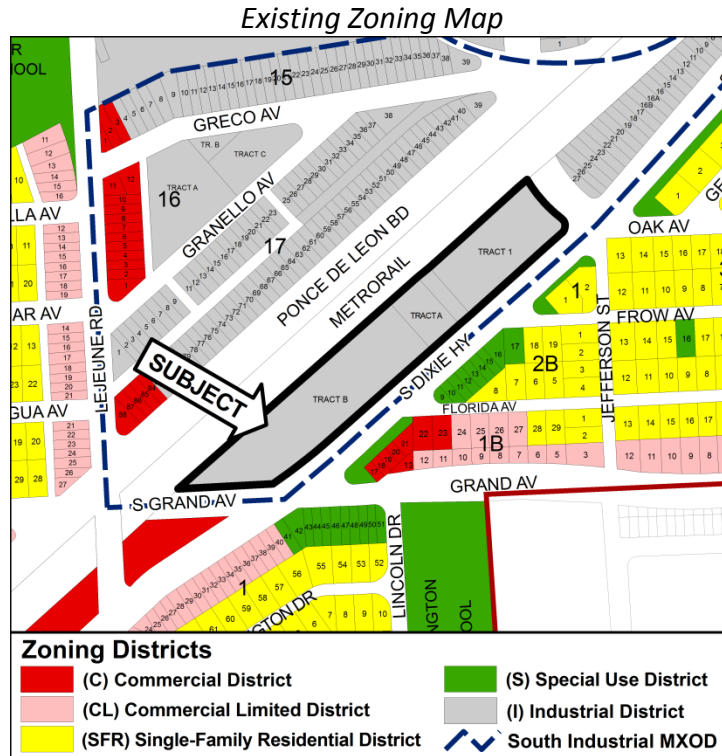
In addition to the change in Land Use Classification from Industrial to Mixed Use, Staff recommends that the "Mixed-Use Overlay District" Land Use Classification should also be removed from the property in order to be consistent with proposed changes to the Zoning Map.

The proposed Mixed Use Land Use is appropriate for this location in proximity to a transit station, and allows height to be controlled by the Zoning Code. The standards identified in Section 3-1506 for the proposed CP map amendment are satisfied.

However, the related Zoning Code Text Amendment, which will allow a maximum habitable building height of 160' within close proximity to single-family homes in the MacFarlane Homestead National Register Historic District, should be carefully considered. A lower maximum building height should be discussed.

2. Zoning Code Map Amendment

A comparison of the property's existing Zoning Map designation and the Applicant's requested Zoning Map designation is shown on the following mapping:



The current Zoning District for this property is Industrial. The Applicant requests a change to Commercial District. In addition, the Applicant requests that the property should be removed from the South Industrial Mixed-Use District. These changes in Zoning will affect the allowable height of construction on the site.

The existing Industrial Zoning District includes a height limit of 72' or 99' with Mediterranean Bonus. The existing South Industrial Mixed-Use District includes a height limit of 100' for Industrial Zoning Districts.

In the proposed Commercial Zoning District, height is controlled by the Comprehensive Plan or the Site Specific Zoning Regulations.

Findings of Fact

Zoning Code Section 3-1404 provides review standards for applicant-initiated Zoning Map amendments:

1. *It is consistent with the Comprehensive Plan in that it:*
 - a. *Does not permit uses which are prohibited in the future land use category of the parcel proposed for development.*
 - b. *Does not allow densities or intensities in excess of the densities and intensities which are permitted by the future land use category of the parcel proposed for development.*
 - c. *Will not cause a decline in the level of service for public infrastructure to a level of service which is less than the minimum requirements of the Comprehensive Plan.*
 - d. *Does not directly conflict with any objective or policy of the Comprehensive Plan.*
2. *Will provide a benefit to the City in that it will achieve two or more of the following objectives:*
 - a. *Improve mobility by reducing vehicle miles traveled for residents within a one-half (1/2) mile radius by:*
 - i. *Balancing land uses in a manner that reduces vehicle miles traveled.*
 - ii. *Creating a mix of uses that creates an internal trip capture rate of greater than twenty (20%) percent.*
 - iii. *Increasing the share of trips that use alternative modes of transportation, such as transit ridership, walking, or bicycle riding.*
 - b. *Promote high-quality development or redevelopment in an area that is experiencing declining or flat property values.*

- c. *Create affordable housing opportunities for people who live or work in the City of Coral Gables.*
 - d. *Implement specific objectives and policies of the Comprehensive Plan.*
3. *Will not cause a substantial diminution of the market value of adjacent property or materially diminish the suitability of adjacent property for its existing or approved use.*

Staff comments:

The proposed Commercial Zoning District and the removal of the South Industrial Mixed-Use District from this property is appropriate for this property of unique dimensions in proximity to a transit station, and allows building height to be controlled by the Site Specific Zoning Regulations. The standards identified in Section 3-1404 for the proposed Zoning Map amendment are satisfied.

However, the related Zoning Code Text Amendment, which will allow a maximum building height of 160' within close proximity to single-family homes in the MacFarlane Homestead National Register Historic District, should be carefully considered. A lower maximum building height should be discussed.

A maximum height of one hundred and twenty (120) feet in proximity to transit stations is a height limit that Staff has supported in the past. The City Commission adopted an Ordinance on May 26, 2015 that allows a maximum height of 120' in the North Industrial Mixed-Use District, which is located to the north of the subject property. A maximum habitable height of 120' would be consistent with recent policy decision of the City Commission.

3. Zoning Code Text Amendment

The Applicant proposes four changes to the Site Specific Zoning Regulations for this property:

1. The existing Site Specific Zoning Regulations for the site include a height limit of six (6) stories and seventy-two (72) feet in height. The Applicant proposes amending the height limit to allow one hundred and sixty (160) feet.
2. The existing Site Specific Zoning Regulations for the site include a setback of twenty (20) feet fronting Grand Avenue. The Applicant proposes removing the setback requirement along Grand Avenue.
3. The Applicant proposes adding a floor area ratio (FAR) limit of 3.5 for the site, which is consistent with the proposed Commercial Zoning District with Mediterranean Bonus.
4. The Applicant proposes adding a density limit of 104 units / acre for the site. This is more restrictive than the density limitation of 125 units / acre for mixed-use buildings throughout the City.

The proposed regulations are shown below in ~~striketrough~~ / underline format.

Section A-66 – MacFarlane Homestead.

C. Height of buildings.

1. No commercial, residential, or mixed use buildings and/or structures shall be erected or altered on the following described property to exceed ~~six (6) stories or seventy-two (72)~~ one hundred and sixty (160) feet in height, whichever is less:

- MacFarlane Homestead and St. Albans Park.
- a. Tracts A and B, Block 5.
 - b. Tract 1.

E. Setbacks-Minimum front.

- ~~1. On all building sites abutting Grand Avenue-
Twenty (20) feet from Grand Avenue.~~

G. Floor area ratio (FAR) Provisions for mixed use buildings.

1. Maximum floor area ratio (FAR) for mixed use buildings on the following described property shall not exceed 3.5

MacFarlane Homestead and St. Albans Park.

- a. Tracts A and B, Block 5.
- b. Tract 1.

H. Density Requirements.

1. The density for mixed use buildings on the following described property shall not exceed 104 units per acre.

MacFarlane Homestead and St. Albans Park.

- a. Tracts A and B, Block 5.
- b. Tract 1.

Findings of Fact

Zoning Code Section 3-1405 provides standards for review of proposed text amendments. City Staff has found that the proposed text amendment satisfies those criteria as follows:

STANDARD	STAFF EVALUATION
1. Promotes the public health, safety, and welfare.	May comply. A maximum height of one hundred and twenty (120) feet in proximity to transit stations is a height limit that Staff has supported in the past and would be consistent with recent City Commission decisions.
2. Does not permit uses the Comprehensive Plan prohibits in the area affected by the district boundary change or text amendment.	Complies. The proposed Zoning Code text amendment does not affect permitted uses.
3. Does not allow densities or intensities in excess of the densities and intensities which are permitted by the future land use categories of the affected property.	Complies. The proposed Zoning Code text amendment does not allow densities or intensities in excess of the proposed Mixed Use Land Use Classification. The proposed amendment includes a floor area ratio (FAR) that is consistent with the underlying zoning district, and the proposed density is less than the currently permitted density for mixed-use buildings.
4. Will not cause a decline in the level of service for public infrastructure which is the subject of a concurrency requirement to a level of service which is less than the minimum requirements of the Comprehensive Plan.	Complies. The proposed Zoning Code text amendment does not result in additional permitted FAR or density in the area and will not affect concurrency planning.
5. Does not directly conflict with an objective or policy of the Comprehensive Plan.	Complies. The proposed Zoning Code text amendment does not directly conflict with the Comprehensive Plan.

Staff comments:

The standards identified in Section 3-1405 for the proposed Zoning Code Text amendment may be satisfied, with modifications as discussed below.

Grand Avenue Setback

“Section A-66.E. Setback-Minimum front.” addresses other properties outside of the Gables Station property and the impacts of this Zoning Code text amendment on those properties has not been evaluated. The Mediterranean Bonus program, for which this project has received approval, allows setbacks to be reduced to zero (0) feet under certain conditions, therefore this text amendment may not be necessary for this project. Additionally, the setback relief for the Gables Station is only needed for one corner of the arcade at the intersection of US1 and Grand Avenue, which may require modifications for compliance with visibility triangles. Staff recommends that the request to remove setbacks requirements on Grand Avenue should be omitted.

Building Height

The proposed Zoning Code text amendment includes a maximum habitable building height of one hundred and sixty (160) feet. A maximum habitable building height of one hundred and twenty (120) feet in proximity to transit stations is a height limit that Staff has supported in the past. The City Commission has previously approved Zoning Code text amendments to allow approximately 120 feet of habitable building height in proximity to transit. These past actions reflect policy direction from the Commission and should be used as guidance when considering this request. Two recent Ordinances include:

1. Ordinance 2015-07 for text amendments to the North Industrial Mixed-Use District, allowing a maximum habitable building height of 120’ and 10 stories, in proximity to Douglas Metrorail Station.
2. Ordinance 2015-37 for text amendments to the Site Specific Zoning Regulations to allow a maximum habitable building height of 126’ for commercial buildings and 112’ for mixed-use or residential buildings, on a site in proximity to University Metrorail Station.

Staff recommends a maximum habitable building height of 120 feet.

4. Planned Area Development

Planned Area Development (PAD) is a development option in the City of Coral Gables for the purpose of allowing creative and imaginative development for the purpose of public benefit, in particular to provide improved open space opportunities.

The Applicant is requesting a Planned Area Development for this property in order to provide unique open space opportunities, such as plazas and courtyards. In addition, the Planned Area Development provides some flexibility in terms of massing, the location of paseos, the location of off-street parking, and the location of driveways and loading.

Purpose and Objectives

Zoning Code Section 3-501 states that a proposed PAD project must comply with the following:

- 1. Allow opportunities for more creative and imaginative development than generally possible under the strict applications of these regulations so that new development may provide substantial additional public benefit.*
- 2. Encourage enhancement and preservation of lands which are unique or of outstanding scenic, environmental, cultural and historical significance.*
- 3. Provide an alternative for more efficient use and, safer networks of streets, promoting greater opportunities for public and private open space, and recreation areas and enforce and maintain neighborhood and community identity.*
- 4. Encourage harmonious and coordinated development of the site, through the use of a variety of architectural solutions to promote Mediterranean architectural attributes, promoting variations in bulk and massing, preservation of natural features, scenic areas, community facilities, reduce land utilization for roads and separate pedestrian and vehicular circulation systems and promote urban design amenities.*
- 5. Require the application of professional planning and design techniques to achieve overall coordinated development eliminating the negative impacts of unplanned and piecemeal developments likely to result from rigid adherence to the standards found elsewhere in these regulations.*

Public Benefits

The proposed Gables Station project meets the purpose and objectives of the PAD regulations. Multiple public benefits are offered in connection with this project, including:

1. Approximately two (2) acres of publicly-accessible open space on the project site, in the form of plazas, courtyards, arcades, and paseos.
2. Funding, Design, and Construction of approximately four (4) acres of public open space along the adjacent Metrorail right-of-way, as part of the Underline project, including connections to a regional bike and pedestrian facility.
3. Contributions to the Coral Gables trolley system to fund capital investments and operations of a trolley extension from Douglas Metrorail Station to the University of Miami campus, for a period of twenty (20) years.
4. Mobility improvements along US1, including additional crosswalks, subject to FDOT approval.

5. Improved public parking options around the site, including parallel parking along the internal driveway and potential public parking spaces within the parking garage.
6. Improved landscape and pedestrian realm along US1.
7. Bicycle parking and bicycle support facilities.
8. Reserved space for future bicycle sharing and car sharing facilities.
9. Electric car-charging stations.
10. LEED Silver or equivalent green building certification.
11. Covered, protected pedestrian arcades throughout the project, along all streets and fronting the courtyard and the internal driveway.

Findings of Fact

Section 3-503 of the Zoning Code states the required findings for a proposed PAD project is as follows:

- A. *In what respects the proposed plan is or is not consistent with the stated purpose and intent of the PAD regulations.*

Staff comments: The proposed plan is consistent with the stated purpose and intent of the PAD regulations in that it provides greater opportunities for ground-level, publicly accessible open space.

- B. *The extent to which the proposed plan departs from the zoning and subdivision regulations otherwise applicable to the subject property, including but not limited to density, size, area, bulk and use, and the reasons why such departures are or are not deemed to be in the public interest.*

Staff comments: The proposed plan meets the zoning and subdivision regulations otherwise applicable to the subject property.

- C. *The extent to which the proposed plan meets the requirements and standards of the PAD regulations.*

Staff comments: The proposed plan meets the requirements and standards of the PAD regulations.

- D. *The physical design of the proposed PAD and the manner in which said design does or does not make adequate provision for public services, provide adequate control over vehicular traffic, provide for and protect designated common open areas, and further the amenities of light and air, recreation and visual enjoyment.*

Staff comments: The physical design of the proposed PAD results in a publicly-accessible ground – floor open space, including courtyards, plazas, and arcades that are fronted by retail, restaurant, and the hotel and residential apartment building lobby. The courtyard, plazas, and pedestrian pass-through provide an additional pedestrian amenity by providing pedestrian access from US1 to the Underline and Ponce de Leon Boulevard. Vehicular traffic is managed through the use of a private lane along the Metrorail right-of-way that connects Grand Avenue to Ponce de Leon Boulevard, and provides an off-street access to loading, parallel parking and the parking garage entrance and exit. In

addition, four acres of improvements to the adjacent Metrorail right-of-way are planned as part of the Underline public open space project. Improvements to the adjacent public rights of way such as increased landscaping and decorative pavements are also planned.

- E. *The compatibility of the proposed PAD with the adjacent properties and neighborhood as well as the current neighborhood context including current uses.*

Staff comments: The proposed PAD is generally appropriate for the location in proximity to the Douglas Metrorail Station and along a major thoroughfare, US1. The MacFarlane Homestead National Register Historic District is located nearby, separated from the project by US1 and a linear park. The total building height for the project should be carefully considered in the context of previously approved building heights in proximity to transit stations, and in proximity to historic single-family neighborhoods.

- F. *The desirability of the proposed PAD to physical development of the entire community.*

Staff comments: The proposed public open spaces of the Gables Station project are a positive addition to the physical development of Coral Gables. The total building height for the project should be carefully considered in the context of previously approved building heights in proximity to transit stations, and in proximity to historic single-family neighborhoods.

- G. *The conformity of the proposed PAD with the goals and objectives and Future Land Use Maps of the City of Coral Gables Comprehensive Plan.*

Staff comments: The proposed PAD generally conforms with the goals and objectives of the Future Land Use Map, subject to appropriate building height restrictions in the Zoning Code.

Staff comments:

The Findings of Fact identified in Zoning Code Section 3-503 for the proposed Planned Area Development are satisfied, with conditions.

5. Mixed Use Site Plan

The purpose of the Mixed Use District is to encourage the construction of residential mixed-use projects that support a pedestrian-friendly environment within urban areas of Coral Gables. The applicant benefits from the option to construct residential development in urban areas, while the City benefits from mandatory architectural features that enhance the beauty and the walkability of those urban areas.

Traffic Study

The property is located in the Gables Redevelopment Infill District (GRID), which was created to encourage urban infill development by exempting projects from concurrency analysis for traffic capacity. The Traffic Study submitted with the application is being reviewed by the Public Works Department and the City's traffic consultant. All traffic issues identified in the City review process must be satisfied and provided on the Applicant's plans prior to approval by the City Commission.

Concurrency Management

This project has been reviewed for compliance with the City's Concurrency Management program. The Concurrency Impact Statement (CIS) for the project indicates that there is adequate infrastructure available to support the project. A copy of the CIS is provided with the submitted Application for review (see Attachment A).

Public School Concurrency Review

Pursuant to the Educational Element of the City's Comprehensive Plan, Article 3, Division 13 of the Zoning Code, and State of Florida growth management statute requirements, public school concurrency review is required prior to final Board of Architects review for all applications for development approval in order to identify and address the impacts of new residential development on the levels of service for public school facilities. For a residential development to secure a building permit, adequate school capacity must be available or scheduled to be under actual construction within three years of the final approval. If capacity is not available, the developer, school district and affected local government must work together to find a way to provide capacity before the development can proceed. A letter issued by the Miami-Dade County Public School Board dated states the proposed project had been reviewed and that the required Level of Service (LOS) standard had been met and that school capacity has been reserved for a period of one year. A copy of that letter is provided with the application for review (see Attachment A).

Staff notes that two of the three schools identified for meeting school concurrency (West Miami Middle and Miami Jackson Senior) are located outside of existing Coral Gables Public School boundaries.

Art in Public Places Program

The Applicant is required to satisfy the City's Art in Public Places program by either providing public art on site, or providing a contribution to the Art in Public Places Fund. The Applicant proposes providing a

contribution to the Art in Public Places Fund in compliance with Zoning Code regulations.

Undergrounding of Overhead Utilities

The provisions in Zoning Code Section 4-201, Mixed Use District require that all utilities shall be installed underground pursuant to the direction of the Public Works Department. In accordance with that requirement, all utilities within the public right-of-way adjoining the project site will be installed underground. To assist in a cohesive undergrounding of all utilities, in furtherance of satisfying Zoning Code Article 3, more specifically, Division 2, "Overlay and Special Purpose Districts," Section 4-201, "Mixed Use District (MXD)," and Article 4, "Zoning Districts," Division 4, "Conditional Uses," Section 3-408, "Standards for review," the Applicant has proffered to underground all existing overhead utilities.

Off-Site Improvements

The Applicant proffers to design, obtain approvals, fund, and construct improvements to the Metrorail right-of-way adjacent to the project site, as part of a project known as the Underline. The proposed design is subject to City and County approvals, and will involve further public outreach prior to implementation.

Purpose and Objectives

Zoning Code Section 4-201 states that a proposed Mixed-Use site plan must comply with the following:

- 1. Provide the method by which tracts of land may be developed as a planned unified project rather than on a lot-by-lot basis as provided for in the City's other regulations.*
- 2. Provide for residential uses at higher densities in exchange for public realm improvements.*
- 3. Provide maximum design freedom by permitting property owners an opportunity to more fully utilize the physical characteristics of the site through modified development regulations and the planned mixing of uses.*
- 4. Require that property within the District will be developed through a unified design providing continuity among the various elements causing a better environment.*
- 5. Create a diversity of uses within walking distance, including but not limited to: residential, offices, workplaces, neighborhood commercial, and public open spaces.*
- 6. By organizing appropriate building densities, public transit will be further strengthened as an alternative to the use of private vehicles.*
- 7. Provide a strong emphasis on aesthetics and architectural design through the use of the regulations and the planned mixing of uses to establish identity, diversity and focus to promote a pedestrian friendly environment.*

Findings of Fact

A Mixed-Use Site Plan is a Conditional Use review, and must comply with Zoning Code Section 3-408, "Standards for Review" as follows:

STANDARD	STAFF EVALUATION
1. The proposed conditional use is consistent with and furthers the goals, objectives and policies of the Comprehensive Land Use Plan and furthers the purposes of these regulations and other City ordinances and actions designed to implement the Plan.	Yes. As concluded in this report, this Application is “consistent” with the CP’s Goals, Objectives and Policies with the recommended conditions of approval and site plan provisions incorporated by the Applicant which address the City objectives for encouraging mixed use development within the area bounded by Bird Road, LeJeune Road, U.S. Highway One and Ponce de Leon Boulevard. The geographic area encompasses a large area that is served by numerous residential, commercial, retail and office uses. The area is served by the Coral Gables Trolley and regional Miami-Dade Metrorail at Douglas Station.
2. The available use to which the property may be put is appropriate to the property that is subject to the proposed conditional use and compatible with existing and planned uses in the area.	Yes. The proposed project is similar and complimentary to existing mixed use projects in the area and those which are being planned and under construction.
3. The proposed conditional use does not conflict with the needs and character of the neighborhood and the City	Yes. The redevelopment of this property as a mixed use project fulfills the objectives of the City to attract mixed use developments to the area and the creation of a pedestrian oriented urban environment. The ground floor pedestrian amenities included in the project will enhance the redevelopment of the Industrial District, the area around the Douglas Road Metrorail Station, and the US1 Corridor.
4. The proposed conditional use will not adversely or unreasonably affect the use of other property in the area.	Yes. The Applicant’s proposal is consistent with the underlying land use designation as it will not adversely or unreasonably affect the use of other adjoining, adjacent and contiguous properties in the area. Conditions of approval are recommended that mitigate potential negative impacts created during construction, and after the project has been included. These include conditions that regulate the closure of streets around the project site during construction, designation of a construction information/contact person, restrictions on illuminated signage and exterior building lighting, and the provision of public realm/landscaping improvements, streetscape improvements and other off-site improvements that would otherwise not have been realized.
5. The proposed use is compatible with the nature, condition and development of adjacent uses, buildings and structures and will not adversely affect the adjacent uses, buildings or structures	Yes. The planned redevelopment of this property as a mixed-use project is consistent with the redevelopment occurring in the surrounding district.
6. The parcel proposed for development is adequate in size	Yes. The parcel is over four (4) acres in size which accommodates all development features while allowing for open space opportunities in

STANDARD	STAFF EVALUATION
and shape to accommodate all development features.	excess of that required in the Zoning Code.
7. The nature of the proposed development is not detrimental to the health, safety and general welfare of the community.	Yes. The proposed project is consistent with the stated goals and objectives for mixed use redevelopment in the area. The redevelopment of this property as a mixed use project fulfills the objective of the City to attract retail, office, and residential developments to the area and to create a pedestrian oriented urban environment.
8. The design of the proposed driveways, circulation patterns and parking is well defined to promote vehicular and pedestrian circulation.	Yes. All vehicular parking for the project is located within the confines of the building and service access and areas are enclosed. A pedestrian courtyard and plazas are provided to encourage and facilitate pedestrian circulation through and around the project site and surrounding district. A 30' wide internal driveway is proposed adjacent to the project on Metrorail right-of-way, which allows for low-speed vehicular access to the project, parallel parking, loading access, and pedestrian access.
9. The proposed conditional use satisfies the concurrency standards of Article 3, Division 13 and will not adversely burden public facilities, including the traffic-carrying capacities of streets, in an unreasonable or disproportionate manner.	Yes. The proposed project was reviewed by the Zoning Division for concurrency, and it was found that there is adequate infrastructure including water, sewer, open space, parks and recreation facilities available to support the project.

Staff comments:

The standards identified in Section 3-408 for the proposed Mixed-Use Site Plan are satisfied, with conditions.

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-1.1.5. Mixed-Use land use classifications (Land use descriptions provided herein are general descriptions, refer to underlying/assigned Zoning Classification for the list of permitted uses) as presented in Table FLU-4., entitled “Mixed-Use land use”.	Complies
6 .	Policy FLU-1.7.1. Encourage effective and proper high quality development of the Central Business District, the Industrial District and the University of Miami employment centers which offer potential for local employment in proximity to protected residential neighborhoods.	Complies
7 .	Policy FLU-1.7.2. The City shall continue to enforce the Mediterranean architectural provisions for providing incentives for infill and redevelopment that address, at a minimum, the impact on the following issues: <ul style="list-style-type: none"> ● Surrounding land use compatibility. ● Historic resources. ● Neighborhood Identity. ● Public Facilities including roadways. ● Intensity/Density of the use. ● Access and parking. ● Landscaping and buffering. 	Complies
8 .	Policy FLU-1.9.1. Encourage balanced mixed use development in the central business	Complies

REF. NO.	COMPREHENSIVE PLAN GOAL, OBJECTIVE AND POLICY	STAFF REVIEW
	district and adjoining commercial areas to promote pedestrian activity and provide for specific commitments to design excellence and long term economic and cultural vitality.	
9 .	Objective FLU-1.11. Maintain a pattern of overall low density residential use with limited medium and high density residential uses in appropriate areas to preserve the low intensity and high quality character of the residential neighborhoods.	Complies
10.	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
11.	Goal DES-1. Maintain the City as a livable city, attractive in its setting and dynamic in its urban character.	Complies
12.	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
13.	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 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.	Complies
14.	Policy DES-1.1.6. Maintain the character of the residential and nonresidential districts, and their peculiar suitability for particular uses.	Complies
15.	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
16.	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
17.	Objective DES-1.3. Encourage high quality signage that is attractive, appropriately located and scaled, and balances visibility with aesthetic needs.	Complies
18.	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 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.	Complies

REF. NO.	COMPREHENSIVE PLAN GOAL, OBJECTIVE AND POLICY	STAFF REVIEW
19.	Objective HOU-1.5. Support the infill of housing in association with mixed use development.	Complies
20.	Policy HOU-1.5.2. Encourage residential mixed use as a means of increasing housing supply within the Downtown/Central Business District/Mixed Use Development Overlay Area, thereby promoting increase in commercial and retail activity, increased use of transit, reduction of auto dependency, in association with minimizing visual and physical impacts of nearby lower density areas.	Complies
21.	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
22.	Policy MOB-1.1.1. Promote mixed use development to provide housing and commercial services near employment centers, thereby reducing the need to drive.	Complies
23.	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
24.	Policy MOB-1.1.3. Locate higher density development along transit corridors and near multimodal stations.	Complies
25.	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
26.	Policy MOB-1.1.8. Protect residential areas from parking impacts of nearby nonresidential uses and businesses and discourage parking facilities that intrude, impact and increase traffic into adjacent residential areas.	Complies
27.	Policy MOB-2.7.1. The City shall, via the review of development projects and city transportation improvement projects, conserve and protect the character and livability of all residential neighborhoods by preventing the intrusion of through vehicles on local and collector streets. The City shall discourage through traffic in neighborhoods and may incorporate traffic management and calming measures including, but not limited to, signage, landscape design, traffic calming devices and roadway design.	Complies
28.	Policy MOB-2.8.1. The City shall continue implementation and further strengthen the City's existing land development regulations requiring the placement of landscaping within rights-of-way to complete the following: <ul style="list-style-type: none"> • Promote expansion of the City's existing tree canopy. • Provide screening of potentially objectionable uses. • Serve as visual and sound buffers. 	Complies

REF. NO.	COMPREHENSIVE PLAN GOAL, OBJECTIVE AND POLICY	STAFF REVIEW
	<ul style="list-style-type: none">• Provide a comfortable environment for pedestrian walking (walkability) and other activities.• Improve the visual attractiveness of the urban and residential areas (neighborhoods).	

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. The Applicant's plans address the City objectives for encouraging mixed use development near multi-modal transportation nodes.

5 . STAFF RECOMMENDATION AND CONDITIONS OF APPROVAL

Based upon the complete Findings of Fact contained within this report, staff recommends 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 "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) (LPA review)

Staff recommends **Approval**.

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)

Staff recommends **Approval**.

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)

Staff recommends **Approval, with conditions**:

- a. Omit the strikethrough of the 20' setback requirement on Grand Avenue.
 - b. Modify the "Height of building" text amendment to include a maximum height of 120 feet for Tracts A and B, Block 5 and Tract 1 of the MacFarlane Homestead and St. Albans Park Section.
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)

Staff recommends **Approval, with conditions.** Please refer to the Site Plan Conditions of Approval on the proceeding pages.

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)

Staff recommends **Approval, with conditions.** Please refer to the Site Plan Conditions of Approval on the proceeding pages.

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.

Site Plan Conditions of Approval (Planned Area Development Site Plan and Mixed-Use Site Plan)

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 Site Plan Application is subject to all of the following conditions of approval. Additional conditions of approval may be added to this list prior to Commission 1st Reading.

1. To be completed prior to City Commission 1st Reading:

- a. Building Height. Revise the project to have a maximum habitable building height of 120 feet.
- b. Public Works Review. Public Works shall review and approve the Traffic Impact Study and the Civil Engineering Plans, as well as the site plan for transportation issues. The Civil Engineering plans and the Traffic Impact Study plans should be updated to reflect the proposed site plan. Other appropriate State and County agency review of plans shall be completed as required.
- c. Landscape Plans. Complete Landscape and Tree Mitigation Plans shall be provided for staff review and approval.
- d. Architectural Plans – Dimensions. Provide dimensions and property lines on all floor plans, sections and elevations, in particular indicating building setbacks, arcade and public open space dimensions, driveway widths, etc.
- e. Architectural Plans – Elevations. Provide the south elevation of Building C and the north elevation of Building B.

2. Application/supporting documentation.

- a. Applicant's submittal package dated 05.12.2016 prepared by Gensler.
- b. Traffic Impact Study, dated April 2016, prepared by David Plummer & Associates.
- c. All representations proffered by the Applicant's representatives as a part of the review of the Application at public hearings.

3. Restrictive covenant. Within thirty (30) days of City Commission approval of the Application, the Applicant, property owner(s), its successors or assigns shall submit a restrictive covenant for City Attorney review and approval outlining all conditions of approval as approved by the City Commission. Failure to submit the draft restrictive covenant within the specified time frame shall render the approval void unless said time frame for submittal of the draft restrictive covenant is extended by the City Attorney after good cause as to why the time frame should be extended. It is recognized that the requirements contained in the restrictive covenant constitute regulatory conditions of approval and shall survive as regulatory conditions of approval even if the restrictive covenant is later found to be void or unenforceable.

4. **Easements.** Ordinance 2274 shall be maintained for the reservation and maintenance of an unobstructed utility and sanitary sewer easement and an ingress and egress easement for city maintenance vehicles maintaining the sewer lines unless alternative easements are provided to and accepted by the City and applicable utilities.

5. **Prior to issuance of the first Building Permit,** Applicant shall:
 - a. **Mobility Contribution.** The applicant shall provide a one-time lump sum contribution of \$2,400,000 towards capital and operational costs of an extension (or enhancement) of the Coral Gables trolley service to the University of Miami campus or other appropriate location, for a period of twenty (20) years, and shall provide for trolley stops adjacent to the project to support transit ridership in the vicinity. The proposed trolley stops shall include shelters that are subject to approval by the Board of Architects. The route, headways, hours of operation, and transit stop locations of the trolley service enhancement or extension shall be determined and approved by the City's Parking Director and the Development Review Official.

 - b. **US1 Pedestrian Mobility Improvements.** Subject to approval by the Florida Department of Transportation (FDOT), provide full four-way crosswalks at US1 intersections: Grand Avenue and Ponce de Leon Boulevard. Provide pedestrian and bike crossings with countdown signalization and pedestrian priority. Design to meet Universal Design Standards. All crosswalks should be pulled back away from the intersection for safety and visibility in accordance with FDOT standards. Provide a minimum of 8' of landscape buffer along US1, to be reviewed and approved by the Landscape Services Director. Provide landscape improvements for the linear parks on the south side of US1, to be reviewed and approved by the Landscape Services Director in coordination with the adjacent property owners.

 - c. **Emergency Vehicle Signal Preemption Technology.** The Applicant, property owner(s), their successors or assigns shall contribute \$64,000 to emergency vehicle technology improvements for traffic signal preemption to improve response times within the Gables Redevelopment Infill District (GRID).

- d. Underline Design.** The applicant shall design, fund, and construct all proposed improvements to the Underline between Grand Avenue to the southwest and Ponce de Leon Boulevard to the northeast, prior to issuance of a Final Certificate of Occupancy. The public realm design shall be subject to written approval by the City and County, as part of The Underline implementation process that coordinates the construction of each phase of the Underline to ensure a coordinated and cohesive design.
- i.** Secure a County permit for the driveways that will be located within the Metrorail right-of-way.
 - ii.** Consider, subject to approval by Miami-Dade County, relocating the previously-permitted driveway across the Underline to a location that is optimized for pedestrian, bike, and vehicular circulation around the site.
 - iii.** Coordinate design and location of the bicycle path and the pedestrian path with Miami-Dade County and the Underline Steering Committee. Ensure that all locations where the Underline bicycle path and pedestrian path intersect with driveways, sidewalks, or any other potential conflict point, that the intersection is designed for maximum safety for users.
 - iv.** Reconfigure the current bicycle and pedestrian crossing at Grand Avenue and LeJeune Road to allow one crossing movement during a pedestrian/bike priority phase of the signals at this five-way intersection.
 - v.** Underline Parking Lot. Consider developing a remote shared parking agreement to provide parking within the Gables Station and Gables Ponce parking garages rather than surface parking within the Underline right-of-way.
 - vi.** Internal Driveway. Consider a more pedestrian-oriented design with less pavement markings / signage as well as the possibility of a one way / one lane driveway. Control vehicular speed and volume through design: narrow lanes, parallel parking on both sides of the drive, 10' maximum width travel lanes, no 6" double solid yellow marking down the middle, two lanes at the Ponce de Leon Boulevard entrance instead of four (left turn only southbound / right turn only north bound), include pedestrian crosswalk leading into the courtyard and crossing Ponce de Leon Boulevard, indicate the design, signalization and signage that will be used to mark the crosswalk across Ponce.
 - vii.** Provide a signalized Pedestrian crosswalk across Ponce de Leon Boulevard between the Underline and the northwest side of the street.
- e. On Street Parking.** Provide parallel parking on both sides of the internal drive; maximize the number of parallel parking spaces on Ponce de Leon Boulevard, and reconfigure proposed parking lot to have parallel parking along a one-way, one-lane drive, to allow space for a landscape strip with shade trees along Ponce de Leon Boulevard.

f. Additional Reviews.

- i. Board of Architects. Additional review of each individual building shall be conducted by the Board of Architects, at which time staff comments and BOA comments on the function and aesthetics of each building shall be addressed. Final approval of the project by the Board of Architects is required prior to issuance of any building permit.
- ii. Public Works. The Public Works Department shall review and approve all transportation design aspects of the project.
- iii. Zoning Review. The Applicant shall provide measurable floor plans of the project to City Staff for verification of Zoning requirements such as floor area ratio, setbacks, height and parking.

g. Peer Reviews and Inspections. The Applicant is required to employ the services of an independent Structural Peer Reviewer. As an alternative, a Private Provider for all trades may be used to expedite the permit process.

h. Landscape Plan. Subject to approval by FDOT, provide landscape buffer/ swale and trees along US1. Integrate landscape into the site plan to reduce noise echo from US1 and Metrorail. Coordinate tree removals and relocations with Public Service Director.

i. Signage. Provide Signage Plan indicating size and location of all proposed exterior signage, including tenant signs, directory signs, parking garage signs, etc.

j. Building Height. The maximum building height – as defined by the Zoning Code - shall be as approved by the City Commission.

k. Parking Garage Design. The parking garage shall be designed to address the following items:

- i. Provide direct pedestrian access from the parking garage to all adjacent streets, the Underline, and the plazas and open spaces in the project.
- ii. All parking garage openings shall be screened so that interior lights and car headlights are not visible from surrounding properties and rights-of-way.

l. Ground Floor Design. The ground floor of all buildings shall continue to be designed to optimize pedestrian activity and retail success. All Storefronts shall be transparent.

- i. All arcades shall be flush with the sidewalk grade.
- ii. Arcades shall not be interrupted by stairwells, elevators, or solid walls.
- iii. Pedestrian entrances into active spaces (lobbies, retail, etc) shall be provided on all ground floor facades with an average spacing of 60' except in cases when a single tenant space requires less entrances for functional purposes such as store security, if approved by the Development Review Official.

m. Loading and Service. Loading and Service shall be designed so as to minimize its effect on the pedestrian realm.

- n. **Parking Garage Pedestrian Access.** Provide direct pedestrian access from the parking garage to all adjacent streets, retail spaces, the Underline, and the plazas and open spaces in the project.
- o. **Paseos.** A minimum width of 25' of pedestrian area should be provided in the pass-through area on the east end of the project.
- p. **Pedestrian Circulation.** Provide a complete pedestrian circulation plan.
- q. **Construction Staging.** A construction staging plan shall be submitted to the Building Division. A checklist of requirements shall be provided upon request. Construction phasing/staging shall maintain pedestrian access adjacent to property, particularly along US1.
- r. **Traffic Improvements.** All proposed traffic flow modifications including street design, width, sight triangles, cross walks, diverters, etc. shall require written conceptual approval of Miami-Dade County and the City prior to the issuance of the first City permit for vertical construction. If any components of the proposed modifications are not approved, the traffic study shall be revised and additional community involvement may be required.
- s. **Encroachment Plan.** Obtain Commission approval by resolution of an Encroachment Plan addressing special treatment sidewalks, decorative pavers, landscaping, irrigation, street lighting, landscaping lighting and any other encroachments into, onto, under and over the right of way as shown in the site plan. The above encroachments must be approved by City resolution and a Hold Harmless agreement must be executed approving the encroachments.
- t. **Encroachment Agreement and Covenant.** Execute and record a restrictive covenant regarding encroachments and utilities in, below and above the public rights-of-way, in a form acceptable to the Public Works Director, the Risk Management Division, and the City Attorney, which shall include the precise locations and dimensions of the proposed areas of all encroachments. It is recognized that the requirements contained in the restrictive covenant constitute regulatory conditions of approval and shall survive as regulatory conditions of approval even if the restrictive covenant is later found to be void or unenforceable.
- u. **Bond to Restore Project Property.** Provide to the City a surety bond, or other form of security deemed acceptable by the City, covering the estimated maximum cost of the full restoration of the Property, including installation of sod and landscaping to City Code standards, and removal of all construction fencing.
- v. **Bond for Offsite Improvements.** Provide to the City a surety bond, or other form of security deemed acceptable by the City, in the amount of 100% of the estimated total hard and soft cost of all Offsite Improvements as determined by the Public Works Director.

- w. Construction Notices.** Provide written notice to all properties within one thousand (1,000) feet of the project boundaries providing a specific liaison/contact person for the project including the contact name, contact telephone number and email, to allow communication between adjacent neighbors or interested parties of construction activities, project status, potential concerns, etc.
- x. Bicycle Amenities.**
- i. **Bicycle Station.** Per the City's Bicycle Pedestrian Master Plan, provide a bicycle station that offers a wide variety of services, such as secure and attended parking facilities; bicycle rentals; showers, lockers and changing facilities; repair services or facilities; and cafe/social space. Consider partnering with a non-profit organization, such as Friends of the Underline, Bike Coral Gables, or the Green Mobility Network, in the provision of these services.
 - ii. **Bicycle Parking.** Provide one Bicycle Parking space for every vehicular parking space on site.
 - iii. **Bike Sharing Facilities.** The Applicant shall reserve space within the project for future bike sharing facilities. Final design shall require written conceptual approval of the Parking Director and Public Works Director prior to issuance of the first City permit.
- y. Car Sharing Facilities.** To the same extent of other projects of similar size within the City, the Applicant shall reserve space within the project for future car sharing facilities in coordination with the City's Parking Director. Final design shall require written conceptual approval of the Parking Director prior to issuance of the first City permit. Required parking spaces may be utilized for car sharing.
- z. Electric Car-Charging Stations.** The Applicant shall provide a minimum of one (1) electric car-charging station for every seventy-five (75) parking spaces. The electric car-charging station may be counted towards the project parking requirement.
- aa. Gateway Landmarks.** The project shall provide gateway landmarks on-site at U.S. 1 and Grand Avenue; and at U.S. 1. Ponce de Leon Blvd.

6. Prior to issuance of the first Certificate of Occupancy, Applicant shall:

- a. Underground utilities.** All new utilities shall be installed underground as part of this project.
- b. Art in Public Places.** Prior to the issuance of a Temporary Certificate of Occupancy (TCO) for the project, the Applicant shall comply with all City requirements for Art in Public Places.
- c. Conceptual Employee Parking Plan.** Submit and obtain the approval by the City Parking Director, of an employee parking management plan to limit spillover parking impacts.
- d. Traffic improvements and study.** Complete all traffic improvements recommended by the Traffic Study prepared by David Plummer and Associates, and satisfactorily resolve any outstanding Traffic Study issues as identified by the Public Works Department and City's traffic consultant, subject to review and approval by the Director of Public Works.
- e. Bicycle / Pedestrian Plan.** The bicycle and pedestrian paths shall comply with the City's Bicycle Pedestrian Master Plan. Through the Metrorail right-of-way, it shall also comply with The Underline Master Plan, and shall be subject to approval by Miami-Dade Transit and Miami-Dade Parks Department.
- f. Valet Operations Plan.** A valet operations plan shall be submitted to and approved by the Parking Director. The plan shall ensure that queuing of vehicles for valet during large events or peak traffic hours will not block the flow of traffic.
- g. Taxi Management Plan.** The applicant shall submit and obtain the approval of the Parking Director, for final plans for loading, unloading and queuing of taxis for the hotel.
- h. Traffic Flow Modifications.** All traffic flow modifications including street design, width, sight triangles, cross walks, and diverters shall require the written approval of Miami-Dade County in addition to the City. Prior to issuance of the first Temporary Certificate of Occupancy for the project, the Applicant shall construct all of the traffic improvements outlined in the Traffic Impact Analysis.
- i. Right-of-way and public realm improvements.** Install all right-of-way improvements and all landscaping, public realm and streetscape improvements identified on the Applicant's approved plans, subject to review and approval by the Directors of Public Works, Landscape Services, Planning and Zoning, and Parking. Any changes to and departures from the right-of-way and public realm improvements identified on the Applicant's approved plans and associated detail plans and specifications via the permitting process shall be subject to review and approval by Directors of Public Works, Landscape Services, Planning and Zoning, and Parking.

- j. Undergrounding of overhead utilities.** Submit all necessary plans and documents, and shall complete the undergrounding of all new utilities along all public rights-of-way surrounding and abutting the project boundary, subject to review and approval by the Directors of Public Works, Landscape Services and Planning and Zoning.
- k. Utility Upgrades.** All sanitary sewer gravity lines serving the project shall be properly upgraded to handle all peak flows downstream from the points of connection through the serving pump station.
- l. Publicly Accessible Open Spaces Easement.** Execute and record a Publicly Accessible Open Spaces Easement Agreement between the City and the Owner.
- m. LEED.** Within two years of the issuance of a Final Certificate of Occupancy for any individual building, such individual building must achieve LEED Silver or equivalent certification.

7. Following issuance of the first Certificate of Occupancy, Applicant shall:

- a. Traffic Calming.** At the Applicant's expense, the City shall perform traffic calming studies one year from the issuance of the first Temporary Certificate of Occupancy at locations to be determined by the Public Works Director within the area bounded by Bird Road, on the North, Ponce de Leon Boulevard on the East, Le Jeune Road, on the West, and US-1, on the South. If the Public Works Director determines that traffic calming is warranted on any of these roadways, the Applicant shall construct or pay for any physical traffic calming improvements required by these studies within one year of the completion of these studies, as approved by the Public Works Director.
- b. Traffic Monitoring.** At the Applicant's expense, the City shall perform annual traffic monitoring for a period of five years commencing six months from the issuance of the first certificate of occupancy. The traffic monitoring shall include a study of the number of external vehicular trips generated by the project during the morning and afternoon peak periods. Should the actual number of external vehicular trips during either of these periods result in a 10% increase in the number of external vehicular trips generated by the development above that which was projected during the original traffic impact analysis, the City will conduct traffic impact studies, at the Applicant's expenses, to determine appropriate mitigation. The Applicant shall construct or pay for any improvements in the traffic impact studies within one year of completion of these studies.
- c. Modifications to US1.** Obtain FDOT approval and, if approval is obtained, install curb cut, landscaping and any other modifications to State of Florida right-of-way.

6. ATTACHMENTS

- A. Applicant's submittal package dated 05.12.16.
- B. 04.27.16 Neighborhood Meeting summary and attendance list.
- C. 05.06.16 Legal notice.
- D. 05.06.16 Courtesy notice mailed to all property owners within 1,500 feet and within the MXOD.
- E. Public Comments.
- F. 05.17.16 Planning and Zoning Board Powerpoint

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
Director of Planning and Zoning
City of Coral Gables, Florida

Gables Station Neighborhood Meeting

Meeting Minutes

Armbrister Park Recreation Room, 4000 Grand Ave, Miami, FL

April 27, 2016

Present: Brent Reynolds
Cory Kessler
Jorge Hernandez
Robert Parsley
Juan Espinosa
Jerad Graham
Laura Russo
Peter Turner
Stephanie Appert
See attached for list of attendees not engaged by NPI

Presentation and Questions

6:00 PM – Meeting scheduled to start. Two easels are in the front of the room with renderings, site plan, other supporting boards available for viewing. People are signing in to the meeting, socializing, viewing the boards and discussing it individually with team members.



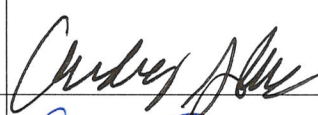

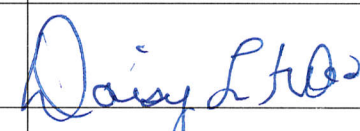

6:20 PM – Brent Reynolds was introduced and began by thanking everyone for attending. He then introduced the team members, provided some background on his company, NPI, including its long history and core philosophies. He went on to describe the site and project by referring to certain exhibit boards.

6:25 PM – Mr. Reynolds then presented certain other exhibit boards and described the project in more detail and focused on proposed ground level improvements and public benefits such as the new proposed park areas, and ground level restaurants, cafes, retail, and plazas which will foster pedestrian activity and public gathering so as to create the desired ambience and draw people into the project. Mr. Reynolds went on to state that NPI is a long term holder of real estate seeking to develop sustainable properties that connect to the local communities. Some members of the audience posed questions about the type of apartments and hotels being proposed. Mr. Reynolds informed the group that the apartments will be market rate rentals and that the hotel will be a boutique style hotel.

6:30 PM – Mr. Reynolds explained how the project's traffic flow patterns and orientation towards the Underline was intended to draw the public into the project and to encourage pedestrian activity. Questions were posed about the previous development plans on the site and the traffic that this plan will create. Mr. Reynolds responded that the previously approved project was all big box retail and that the current proposal will generate approximately 50% less traffic than the previously approved project. Another member of the audience asked about noise from the Metrorail. Cory Kessler responded that the design took this into consideration in designing the project and selecting the materials for the building.

6:35 PM – An audience member asked a question about the project timeline and was advised that construction will start in 2017 and take approximately 2 years to open. The next question posed was about the type of restaurant contemplated for the project. Mr. Reynolds advised that he was trying to recruit unique restaurants and cafes that have local style. This is something NPI has sought in previous projects as well. Once it was confirmed that the audience did not have any further questions, Mr. Reynolds advised that he and other team members would remain to respond to questions on an individual basis and concluded the presentation.

**Gables Station / 251 South Dixie Highway
Neighborhood Informational Meeting
April 27, 2016**

Name	Address	Phone	Email	Signature
CLARICE COOPER	3735 DAK AVENUE MIAMI, FL 33133	305-444-5286	coopclarice@ yahoo.com	Clarice C. Cooper
ALFONSO JIMENEZ	461 LORETTO AVE CORAL GABLES FL 33146	305.601.3130	Alfonsojimenez203 @yahoo.com	
ROBERT PARSLEY	6800 SW 81 Street Miami, FL 33142	305-665-9688	rparasley@geoman- ticdesigns.com	R. W.
PAUL SWAGERT	522 VILABELLA AVE CORAL GABLES FL 33146	305-444- 2188	paul@swagert .com	
Edwina Prime	141 Florida Avenue Coral Gables, 33133	305 443 8296	edwinamarie@bell southfla.net	Edwina Prime
Audrey Johnson	250 Grant DR Coral Gables FL 33133	305 710 2784	a.johns@att.net	
Gilda Plasencia	645 Aetna Pk, Coral Gables	305 645 6743		
Daisy Fuller	221 Grant Dr	305 444-1240		
Ella Callin	156 Thow Ave	305-444-2649		Ella Callin
Thomas	203 Jefferson Dr	305 444 - 0610		

→ GILDA PLASENCIA

Gables Station / 251 South Dixie Highway
 Neighborhood Informational Meeting

Name	Address	Phone	Email	Signature
Chelsey	156 frow Ave	305-444-2619	Sweet Chelsey 1908	Chelsey Hareley
Kevin D Evans	220 Wash. Dr.	3/446-9219		Kevin D Evans
Michael Conroy	133 Florida Ave	305-4431 324	NA	Michael Conroy
Judith Davis	236 Wash. Dr.	786 449-7211		Judith Davis
Juanita Smith	219 Washington	305-319-1419	Juanita Smith	Juanita Smith
Belly Best	"	"	Belly Best	Belly Best
Alvetia Anderson	213 Florida Ave	252-904-5360	alvetia@excite.com	Alvetia Anderson
Altrise Anderson	"	252 908 4766	altrise.anderson@gmail	Altrise Anderson
Christopher Jones	236 Washington Drive	305-773-4246	Theempireofgrand@gmail.com	Christopher Jones
Bob Boberman	LANDSCAPE SUPERINTENDENT CITY OF CORAL GABLES	305-460-5138	Bob Boberman	bobberman@coral.gables.com
THEODORE GIBSON	250 MADISON LADE	(786) 261-3755	Theodore.gibson@yahoo.com	Theodore Gibson
GREGORY				

Gables Station / 251 South Dixie Highway
 Neighborhood Informational Meeting

Name	Address	Phone	Email	Signature
G D	95 ant dr.	-	-	GD
Nubra Medina	955 SW 44 Ave	(786) 444-4777	nubramedina1366@gmail.com	Nubra Medina
Rose Samika Gibson	250 Madison Lane	786 261 3913	samika_p@yahoo.com	Sam Igh
Carl Leon Prime				
KRISTY WALLACE	117 FROW AVE	(757) 528-0050	kristy@urbanresurrection.org	Kristy Wallace
Mozell Aguilar	221 Florida Ave	786-234-7916		Mozell Aguilar
C. Hamm	121 Florida Ave.	305 384 8478	Conniehamm21@yahoo.com	Connie Hamm
Leona C. Barber	201 Wash. Drive	305 445-6662	✓	L.C. Barber

MIAMI DAILY BUSINESS REVIEW

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

**STATE OF FLORIDA
COUNTY OF MIAMI-DADE:**


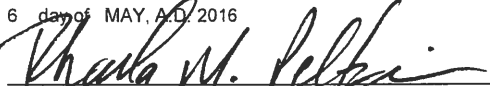
Before the undersigned authority personally appeared MARIA MESA, who on oath says that he or she is the LEGAL CLERK, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Miami in Miami-Dade County, Florida; that 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 - MAY 17, 2016**

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

05/06/2016

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.


Sworn to and subscribed before me this
6 day of MAY, A.D. 2016


(SEAL)
MARIA MESA 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
TUESDAY, MAY 17, 2016, 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:

Items 1 through 5 are related.


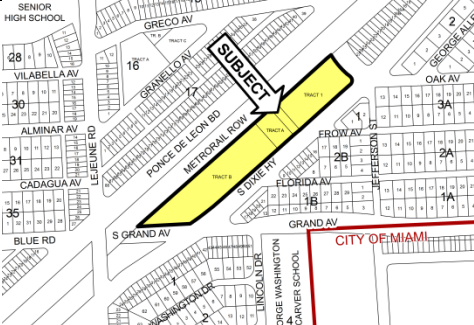
1. An Ordinance of the City Commission of Coral Gables, Florida requesting an amendment to the Future Land Use Map of the City of Coral Gables Comprehensive Plan pursuant to Zoning Code Article 3, "Development Review," Division 15, "Comprehensive Plan Text and Map Amendments," and Small Scale amendment 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) (LPA review)
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)
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)

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 for participation in the proceedings or the materials in accessible format should contact Dona Spain, ADA Coordinator at 305.460.5095, no less than three working days prior to the meeting. All meetings are telecast live on Coral Gables TV Channel 77.

	<p style="text-align: center;">City of Coral Gables Courtesy Public Hearing Notice</p> <p style="text-align: center;">May 6, 2016</p>	
Applicant:	NP International USA, LLC	
Application:	Comprehensive Plan Map Amendment, Zoning Map Amendment, Zoning Code Text Amendment, Planned Area Development, and Mixed-Use Site Plan	
Property:	215 and 251 South Dixie Highway, Coral Gables, Florida	
Public Hearing - Date/Time/ Location:	Planning and Zoning Board May 17, 2016, 6:00 – 9:00 p.m. City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida, 33134	

PUBLIC NOTICE is hereby given that the City of Coral Gables, Florida, Planning and Zoning Board (PZB) will conduct a Public Hearing on May 17, 2016 on the following applications at the Coral Gables City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida.

These applications have been submitted by NP International USA, LLC for a mixed-use project located at 215 and 251 South Dixie Highway, Coral Gables, Florida. The project includes a hotel, residential units, ground level retail and commercial space, courtyards, plazas, and public realm improvements along the MetroRail right-of-way. The request requires three public hearings, including review and recommendation by the Planning and Zoning Board, and 1st and 2nd Reading before the City Commission.

The applications include:

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) (LPA review)*
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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)

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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



LOLA B. WALKER HOMEOWNERS' ASSOCIATION

March 6, 2016

Mr. Ramon Trias, Director
Planning and Zoning Department
City of Coral Gables
427 Biltmore Way
Coral Gables, FL 33134

Dear Mr. Trias,

I am writing to you today on behalf of the members of the Lola B. Walker Homeowners Association to express our support for the proposed development known as "Gables Station."

I was very impressed with the original plans presented to us a couple of months ago by the developer, Mr. Brent Reynolds at a LBW Homeowners Foundation Board meeting as I am a member of that organization as well. I invited Mr. Reynolds to our HOA meeting to present his project and update our community on its status. It was disappointing to hear in his presentation that a hotel was no longer included as part of the project. That news was not well received by the numerous residents in attendance at the meeting.

Beyond being a beautiful project that we will be proud to have in our neighborhood, Gables Station also brought with it the prospect of new jobs and economic opportunities for our residents. The hotel will be a significant employer and will be a tremendous asset to our community.

We understand that the height of the building was an issue for the City. Please know that the proposed height of 150 feet does not negatively impact our community or its residents. The residents and Homeowners' Board voted to take an active role in supporting the project with the hotel component.

Please accept this letter as a direct appeal from our Homeowners Association to restore the hotel to the plans for the Gables Station project.

Respectfully,

A handwritten signature in cursive script that reads "Edwina Prime".

Edwina Prime
President
Lola B. Walker Homeowner Association



LOLA B. WALKER HOMEOWNERS' ASSOCIATION

March 6, 2016

City of Coral Gables
Mr. Ramon Trias, Director
Planning and Zoning Department
427 Biltmore Way
Coral Gables, FL 33134

Dear Mr. Trias,

I am an active member of the Lola B. Walker Homeowners Association. Last week, I attended a meeting of our Association and we heard from Brent Reynolds, the developer of a project proposed immediately across U.S. 1 from our neighborhood called Gables Station. We were disappointed to learn that the hotel component is not supported by the City.

I believe this project with a hotel will be an excellent use and amenity for our community, not to mention the employment opportunities for our community. I plan to attend as many public meetings as I can to express my opinion. Please include this letter of support in the public records.

Thank you.

Name: Kenneth Trias
Address: 226 Washington Dr.
Coral Gables - 33133



LOLA B. WALKER HOMEOWNERS' ASSOCIATION

March 6, 2016

City of Coral Gables
Mr. Ramon Trias, Director
Planning and Zoning Department
427 Biltmore Way
Coral Gables, FL 33134

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I believe this project with a hotel will be an excellent use and amenity for our community, not to mention the employment opportunities for our community. I plan to attend as many public meetings as I can to express my opinion. Please include this letter of support in the public records.

Thank you.

Name: Linda Dixie

Address: 142 Florida Avenue
Coral Gables, Florida 33133



L.B.W. HOMEOWNERS' FOUNDATION
OF CORAL GABLES, INC.

March 6, 2016

Mr. Ramon Trias, Director
Planning and Zoning Department
City of Coral Gables,
427 Biltmore Way
Coral Gables, FL 33134

Re: Gables Station Project

Dear Mr. Trias,

I am writing on behalf of the LBW Homeowners' Foundation of Coral Gables, Inc., a not for profit corporation. The Foundation is made up of local long-time residents of the City of Coral Gables MacFarlane Homestead Historic District.

Last week we had the opportunity to hear from Brent Reynolds, the developer of the Gables Station project that is proposed across U.S. 1 from our neighborhood. This was our second meeting with the developer. In the first meeting he told us that he was proposing ground floor retail, multi-family units in two buildings and a hotel for the third building. In our last meeting we were disappointed to find out that a hotel is now being designed out of the project at the request of City staff due to height limitations. At the Lola B. Walker Homeowner's Association meeting held on February 24th, along with members of my Board all those in attendance unanimously support the 150 feet needed to accommodate the hotel component. A hotel would present many economic employment opportunities for our community as well as a place for our family and guests to stay.

The Foundation Board has held a meeting and voted to strongly endorse the Gables Station project. The Board also voted to endorse the hotel use and additional height needed for the project. The project will be a significant aesthetic improvement over the surface parking lots that face our community and with the existing trolley line will allow our community easy access to Gables Station.

Sincerely,

Leona Cooper
President



LOLA B. WALKER HOMEOWNERS' ASSOCIATION

March 6, 2016

City of Coral Gables
Mr. Ramon Trias, Director
Planning and Zoning Department
427 Biltmore Way
Coral Gables, FL 33134

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Thank you.

Name: Dorothy Watton
Address: 227 Grant Dr.
Coral Gables Fla, 33133



LOLA B. WALKER HOMEOWNERS' ASSOCIATION

March 6, 2016

City of Coral Gables
Mr. Ramon Trias, Director
Planning and Zoning Department
427 Biltmore Way
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Thank you.

Name: Mary A. Smith
Address: 249 Washington Dr
Coral Gables Flg.



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Thank you.

Name: Nick Shwaery

Address: 200 Grant Dr.





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Thank you.

Name: Adrienne Johnson

Address: 250 Gwert Drive

Coral Gables, FL 33133



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Thank you.

Name: _____

Address: _____



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Thank you.

Name: Yvonne Gachette
Address: 114 Fraw Avenue
Coral Gables Fl. 33133



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Thank you.

Name:

Michael L. Cooper

Address:

*133 Florida Ave
Coral Gables, FL 33133*



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Thank you.

Name: Linda Dufre

Address: 142 Florida Avenue
Coral Gables, Florida 33133



LOLA B. WALKER HOMEOWNERS' ASSOCIATION

March 6, 2016

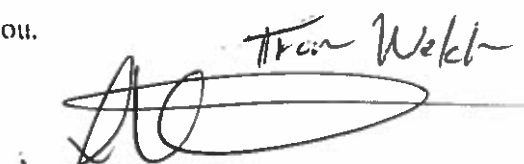
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Thank you.

Traci Weik

Name: _____
Address: 141 Frow Ave
Coral Gables FL 33133



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Thank you.

Name: REGINA SMITH
Address: 118 Frow Ave,
Coral Gables, Fla 33138



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Thank you.

Name: Edla Collier

Address: 154 Brow Ave.
Coral Gables, Fla 33133



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Thank you.

Name: Ms Shirley Samuel
Address: 205 Florida Ave
Coral Gables FL 33133



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Name: CYNTHIA SHILEY
Address: 138 FLORIDA AVE
CORAL GABLES, FLA 33133



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Thank you.

Name: Francina Berry

Address: 217 Fla Avenue

Coral Gables FLA 33133



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Thank you.

Name: Alvetia A. Anderson
Address: 213 Florida Ave
Miami, FL 33133



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Thank you.

Name: Betty Washington
Address: 118 7/A Ave
Coral, Gables 7/a - 33133



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Name: Beverly Gibson

Address: 134 Florida Avenue

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Name: Mrs. Maerla Watson
Address: 118 Oak Ave
Coral Gable, Fla. 33133