



**City of Coral Gables
CITY COMMISSION MEETING
July 25, 2022**

ITEM TITLE:

Ordinances on First Reading. Alley Vacation and Comprehensive Plan Map Amendment.

1. An Ordinance of the City Commission of Coral Gables, Florida, approving the vacation of a public alleyway pursuant to Zoning Code Article 14, "Process," Section 14-211, "Abandonment and Vacations" and City Code Chapter 62, Article 8, "Vacation, Abandonment and Closure of Streets, Easements and Alleys by Private Owners and the City; Application Process," providing for the vacation of the twenty (20) foot wide alley which is approximately one hundred and fifty-five (155) feet in length lying between Lots 12 thru 18 and Lots 11 and 19 in Block 29, Crafts Section (3000 Ponce de Leon Blvd, 216 & 224 Catalonia, 203 University Dr, and 225 Malaga), Coral Gables, Florida; providing for a repealer provision, severability clause, and providing for an effective date.
2. An Ordinance of the City Commission of Coral Gables, Florida amending the Future Land Use Map of the City of Coral Gables Comprehensive Plan pursuant to Zoning Code Article 14, "Process," Section 14-213, "Comprehensive Plan Text and Map Amendments," and Small Scale amendment procedures (ss. 163.3187, Florida Statutes), from "Commercial Low-Rise Intensity" to "Commercial High-Rise Intensity" for Lots 8 through 21, less the West ½ of lot 8, Block 29, Crafts Section, together with that portion of the 20-foot platted alley lying east of Lots 11 and 19, of said Block 29, (3000 Ponce de Leon Blvd, 216 & 224 Catalonia, 203 University Dr, and 225 Malaga), Coral Gables, Florida; providing for a repealer provision, severability clause, and providing for an effective date.

Resolutions. Receipt of Transfer of Development Rights (TDRs), Conditional Use Review for Mixed-Use, and Tentative Plat. (These Resolutions are not for consideration at this time and will be included with the above ordinances on Second Reading if approved on First Reading.)

3. A Resolution of the City Commission of Coral Gables, Florida approving receipt of Transfer of Development Rights (TDRs) pursuant to Zoning Code Article 14, "Process," Section 14-204.6, "Review and approval of use of TDRs on receiver sites," for the receipt and use of TDRs for a Mixed-Use project referred to as "Ponce Park Residences" on the property legally described as Lots 8 through 21, less the West ½ of lot 8, Block 29, Crafts Section, together with that portion of the 20-foot platted alley lying east of Lots 11 and 19, of said Block 29; (3000 Ponce de Leon Blvd, 216 & 224 Catalonia, 203 University Dr, and 225 Malaga), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date.
4. A Resolution of the City Commission of Coral Gables, Florida approving Mixed-Use Site Plan and Conditional Use review pursuant to Zoning Code Article 14, "Process" Section 14-203, "Conditional Uses," for a proposed Mixed-Use project referred to as "Ponce Park Residences" on the property legally described as Lots 8 through 21, less the West ½ of lot 8, Block 29, Crafts Section, together with that portion of the 20-foot platted alley lying east of Lots 11 and 19, of said Block 29; (3000 Ponce de Leon Blvd, 216 & 224 Catalonia, 203 University Dr, and 225 Malaga), Coral Gables,

Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date.

5. A Resolution of the City Commission of Coral Gables, Florida approving the Tentative Plat entitled “Ponce Park Residences” pursuant to Zoning Code Article 14, “Process,” Section 14-210, “Platting/Subdivision,” being a re-plat of 56,095 square feet (1.287 acres) into two (2) tracts of land on the property legally described as Lots 8 through 21, less the West ½ of lot 8, Block 29, Crafts Section, together with that portion of the 20-foot platted alley lying east of Lots 11 and 19, of said Block 29; (3000 Ponce de Leon Blvd, 216 & 224 Catalonia, 203 University Dr, and 225 Malaga), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date.

DEPARTMENT HEAD RECOMMENDATION:

Approval with conditions.

PLANNING AND ZONING BOARD RECOMMENDATION:

The Planning and Zoning Board at their June 8, 2022, meeting recommended approval of the proposed Alley Vacation, Receipt of Transfer of Development Rights (TDRs), and Tentative Plat (4-1). The Board also made separate motions to recommend denial for the proposed Comprehensive Plan Map Amendment and the Mixed-Use Site Plan (3-2), which is no recommendation. The Board convened again on July 13, 2022, and recommended denial of the proposed Change of Land Use (5-2).

BRIEF HISTORY:

The proposed project, known as “Ponce Park Residences,” is on the corner of University Drive and Ponce de Leon Boulevard, within walking distance of Ponce Circle Park. RC Acquisitions, LLC and P&J Enterprise Holdings, Inc. submitted for the review of a proposed redevelopment with a mixed-use building to be located fronting Ponce de Leon Boulevard, Catalonia, University Drive, and Malaga. The proposed project consists of the east half of the block and totals to approximately 42,950 square feet (0.99 acres) in size. The proposed building consists of 80 residential units, ground floor commercial uses of approximately 15,671 square feet, and a parking structure with 173 parking spaces. The proposed building height is 149 feet to the top of the habitable space.

The Applicant is proposing an alley vacation, Comprehensive Plan Map amendment, Receipt of Transfer of Development Rights (TDRs), Conditional Use Site Plan review, and Tentative Plat.

Site Data

| Type | Allowed/Required | Proposed |
|-------------------------|--|---|
| Area existing lot | 20,000 sq. ft. | 39,948 sq. ft. (east and west parcels) |
| Proposed alley vacation | | 3,002 sq. ft. |
| Total area | | 42,950 sf (.99 ac) |
| FAR | 3.0, or 3.5 with Med Bonus Level 2 | 196,333 sq. ft. |
| TDRs | 25% maximum increase | 30,000 square feet (13% increase) (21% increase on private parcels only) |
| Total FAR | 4.375 (3.5 + TDRs) | 4.375 FAR (187,899 sq. ft.) |
| Building height | Existing land use: Commercial Low-Rise Intensity 50 ft., 77 feet (Med Bonus Level 2) | 149 feet to top of habitable space |

| | | |
|---------------------------------|--|---|
| | Proposed land use: Commercial High-Rise Intensity 150 ft., 190.5 feet (Med Bonus Level 2) | |
| Proposed Uses: | | |
| <i>Residential</i> | Density: 125 units/acre 126 units (incl. alley vacation) | Density: 81 units/acre 80 units |
| <i>Ground Floor Commercial</i> | 15,671 sq. ft. (8%) | 15,671 sq. ft. (8%) |
| Parking | | |
| <i>Residential Units</i> | | |
| <i>1BR, 23 units @1/unit</i> | 23 spaces | |
| <i>2BR, 22 units @1.75/unit</i> | 38 spaces | |
| <i>3BR, 35 units @2.25/unit</i> | 78 spaces | |
| <i>Retail @ 1 space/300</i> | 52 spaces (15,671 sq. ft./300) | |
| Total Parking | 173 per shared parking analysis | 173 spaces |
| Open Space at ground level | 4,295 sq. ft. (10%) of the site area (incl. alley vacation) | 7.5% on-site arcade 21,488 sf (off-site) |

Off-Site University Drive Condition of Approval

The Applicant had originally proposed to close the slip lane at the intersection of University Drive and Ponce de Leon Boulevard for use as a public park. Currently, the Applicant has proffered \$1,000,000 of in-kind improvements for the proposed “park area” on University Drive abutting the property. The design of the park area – either with or without the slip lane – is at the sole direction of the City Commission. The Applicant has agreed to build and maintain the park area.

Planning & Zoning Board Meetings

At the June 8, 2022, Planning & Zoning Board meeting, the Board members reviewed the proposed revised project. Members of the public expressed concerns related to the inability to currently cross University Drive and the conditions worsening with a potential increase of vehicular traffic. Others were concerned with the proposed building’s impact on the neighborhood as the Plaza is still under construction. After lengthy discussions, the Board recommended approval of the proposed Alley Vacation, Receipt of Transfer of Development Rights (TDRs), and Tentative Plat (4-1). The Board made a motion to recommend denial for the proposed change of land use and the Mixed-Use Site Plan (3-2), which is no recommendation.

After the June 2022 PZB meeting, the City Attorney opined that the requested Comprehensive Plan Map Amendment requires a recommendation to the City Commission, per City Attorney Opinion 2022-004. Therefore, only the Comprehensive Plan Map Amendment request was considered again at the July PZB meeting.

At the July 13, 2022, PZB meeting, the public expressed similar concerns for the scale of the building being close to the street and not compatible with the Mediterranean-style of the single-family neighborhood to the east and south. The Board members discussed the history of development changes in the area and the possible additional public benefits that could be gained for the neighborhood, such as beautification of University Drive and side streets. Many members of the Board were concerned about the requested 149’ of building height. The Board recommended denial of the proposed change of land use (5-2).

The previous proposed project was continued from the February 2021 Planning & Zoning Board meeting, and later received a recommendation of denial for all requests – including a proposed vacation of the street - at the August 2021 Planning & Zoning Board meeting.

The applicant’s submittal is provided as Exhibit A. The draft Ordinance for the Alley Vacation is provided as Exhibit B. The draft Ordinance for the Comprehensive Plan Map amendment is provided as Exhibit C. The Staff Report from the July 13, 2022, PZB meeting which includes the June 8, 2022, Staff Report is provided as Exhibit G.

PUBLIC NOTIFICATIONS:

| Date | Form of Notification |
|-------------|---|
| 11.24.20 | Applicant Neighborhood Meeting. |
| 01.28.21 | Mailed notification to all property owners within 1,500 feet of the boundary of the subject property for Planning and Zoning Board meeting. |
| 01.29.21 | Planning and Zoning Board legal advertisement. |
| 02.05.21 | Planning and Zoning Board staff report, legal notice and all attachments posted on City web page. |
| 07.28.21 | Mailed notification to all property owners within 1,500 feet of the boundary of the subject property for Planning and Zoning Board meeting. |
| 07.30.21 | Planning and Zoning Board legal advertisement. |
| 08.06.21 | Planning and Zoning Board staff report, legal notice and all attachments posted on City web page. |
| 04.28.22 | Mailed notification to all property owners within 1,500 feet of the boundary of the subject property for Planning and Zoning Board meeting. |
| 04.29.22 | Planning and Zoning Board legal advertisement. |
| 05.25.22 | Mailed notification to all property owners within 1,500 feet of the boundary of the subject property for Planning and Zoning Board meeting. |
| 05.27.22 | Planning and Zoning Board legal advertisement. |
| 06.03.22 | Planning and Zoning Board staff report, legal notice and all attachments posted on City web page. |
| 06.29.22 | Mailed notification to all property owners within 1,500 feet of the boundary of the subject property for Planning and Zoning Board meeting. |
| 07.01.22 | Planning and Zoning Board legal advertisement. |
| 07.07.22 | Planning and Zoning Board staff report, legal notice and all attachments posted on City web page. |
| 07.12.22 | Mailed notification to all property owners within 1,500 feet of the boundary of the subject property for City Commission meeting. |
| 07.18.22 | City Commission meeting agenda posted on City webpage. |

EXHIBITS:

- A. Applicant’s Submittal.
- B. Draft Ordinance – Alley Vacation.
- C. Draft Ordinance - Comprehensive Plan Map Amendment.
- D. Draft Resolution – Receipt of Transfer of Development Rights (TDRs).
- E. Draft Resolution – Mixed-Use Site Plan (Conditional Use).
- F. Draft Resolution – Tentative Plat.
- G. 07 13 22 Planning & Zoning Board Staff Memo with attachments.

- H. 07 13 22 Planning & Zoning Board Meeting Minutes.
- I. 06 08 22 Planning & Zoning Board Meeting Minutes.
- J. PowerPoint Presentation.