



City of Coral Gables
CITY COMMISSION MEETING
July 10, 2018

ITEM TITLE:

Ordinances on First Reading. Comprehensive Plan Map Amendment, Zoning Code Map Amendment, and Planned Area Development (PAD).

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 "Residential Multi-Family Medium Density" to "Mixed Use" land Use and extending the "north Ponce de leon boulevard mixed-use overlay district" for the property legally described as Lots 5 to 12, Block 12, douglas Section 14 (100, 114, and 126 Calabria Avenue and 912 and 918 East Ponce de Leon Boulevard), Coral Gables, Florida; and, providing for severability, repealer and an effective date.
2. An Ordinance of the City Commission of Coral Gables, Florida requesting an amendment to the Zoning Map pursuant to Zoning Code Article 3, "Development Review," Division 14, "Zoning Code Text and Map Amendments," to extend the "North Ponce de Leon Boulevard Mixed-Use Overlay District" to include the property legally described as Lots 5 to 12, Block 12, Douglas Section (100, 114, and 126 Calabria Avenue and 912 and 918 East Ponce de Leon Boulevard), Coral Gables, Florida; and providing for severability, repealer and an effective date.
3. An Ordinance of the City Commission of Coral Gables, Florida granting approval of a proposed Planned Area Development (PAD) approval referred to as "Regency on the Park" pursuant to Zoning Code Article 3, "Development Review," Division 5, "Planned Area Development (PAD)," for the construction of a project consisting of a mix of uses including office, live/work, and residential, on the property legally described as Lots 5 to 12, Block 12, Douglas Section (100, 114, and 126 Calabria Avenue and 912 and 918 East Ponce de Leon Boulevard), Coral Gables, Florida; including required conditions; providing for severability, repealer and an effective date.

Resolution. Mixed Use Site Plan Review. (This Resolution is not for consideration at this time and will be included with the above ordinances on Second Reading if approved on First Reading.)

4. A Resolution of the City Commission of Coral Gables, Florida requesting mixed use site plan review pursuant to Zoning Code Article 4, "Zoning Districts," Division 2, "Overlay and Special Purpose Districts," Section 4-201, "Mixed Use District (MXD)," for the mixed use project referred to as "Regency on the Park" on the property legally described as Lots 5 to 12, Block 12, Douglas Section (100, 114, and Calabria Avenue and 912 and 918 East Ponce de Leon Boulevard), Coral Gables, Florida; including required conditions; providing for an effective date.

DEPARTMENT HEAD RECOMMENDATION:

Approval with conditions.

PLANNING AND ZONING BOARD RECOMMENDATION:

The Planning and Zoning Board at their 06.13.18 meeting recommended approval of the Comprehensive Plan Map Amendment (vote: 5-0), Zoning Code Map Amendment (vote: 5-0), Planned Area Development (PAD) (vote: 5-0), with conditions, and Mixed Use Site Plan (vote: 5-0), with conditions. In addition to Staff’s proposed conditions of approval, the Board recommended that the Applicant:

1. Specify the LEED components that will be applied;
2. Study adjusting the location of the building east to increase the width of the proposed park;
3. Complete a Shared Parking Analysis;
4. Landscape both sides of the streets; and
5. Angled on-street parking on East Ponce de Leon Boulevard to remain.

BRIEF HISTORY:

Project Summary

The Regency on the Park is an infill mixed-use project in the North Ponce district, within walking distance of the Douglas Entrance, and the Coral Gables Trolley. It abuts the recently adopted North Ponce de Leon Boulevard Mixed Use District. The building is also situated on future Galiano Street bike routes as designated in the 2014 Bicycle Master Plan. The application package submitted by the Applicant is provided as Exhibit A.

The subject site is comprised of eight (8) contiguous lots, consisting of approximately 53,022 square feet or 1.22 acres. It is located in the Douglas Section of Coral Gables within the North Ponce Conservation Overlay (NPCO) District along East Ponce De Leon Boulevard, between Calabria Avenue and Santillane Avenue. It is primarily surrounded by a mix of uses including multi-family residential, commercial buildings, offices, Coral Gables Women’s Club, and the Douglas Entrance located northeast of the subject site.

The draft Comprehensive Map amendment is provided as Exhibit B; the draft Zoning Map amendment is included as Exhibit C; the proposed Planned Area Development (PAD), with conditions of approval, is provided as Exhibit D; and the Resolution for mixed-use site plan review with conditions of approval is provided as Exhibit E.

Type	Permitted if Application Requests Approved PAD	Proposed
Total site area	Min. 1 acre	1.21 acres (53,022 sq. ft.)
Floor Area Ratio (FAR)	3.5 FAR	3.4 FAR
Total square feet =	185,577 sq. ft.	180,000 sq. ft.
Building height	13 Stories / Up to 150’	12 floors / 130’
Total Residential Units	152 (125 units/acre)	151 units (124 units/acre)
	One-bedroom	79 units
	Two bedrooms	72 units
Ground Floor Commercial	14,400 sq. ft. (8%)	16,000 (8.89%)
	Live / Work Units	10 units
	Corner Retail Store	1,655 sq. ft.
Recreation Deck Office	Shared Office Space	11,000 sq. ft.
Maximum Residential Use (“Mixed Use” Future Land Use)	153,000 sq. ft. (85%)	153,000 sq. ft. (85%)

Parking Spaces	227 (with Shared Parking Analysis)	272
Landscape Open Space Area	20% (required for PAD)	21,246 sq. ft. (40%)

The requests will result in:

- Increase in floor area ratio to 3.5 FAR
- Increase of density to 125 units/acre
- Allow ground floor live/work units / retail space
- Allow upper floor office use

The public benefit from requests include:

- 21,000 square feet of open space, included 6,000 square foot public park
- 30 public parking spaces
- Active uses on the ground floor, arcade, and improved pedestrian connections
- Offsite public realm / streetscape improvements contribution of \$125,000

The Planning & Zoning Board recommended that a shared parking analysis be performed to analyze the potential available public parking for neighborhood use. Staff completed a shared parking analysis and found an excess of 45 parking spaces in the development. The Shared Parking Analysis is provided as Exhibit I.

Prior to Second Reading, Staff recommends the site plan to be updated to address the following:

- Refine corner tower and arcade to better engage with corner public space
- Enhance corner plaza with additional lawn and green space
- Improve garage façade to visually blend with arcade design to not dominate the streetscape
- Refine pathway entrance from proposed park to rear arcade with additional landscape

LEGISLATIVE ACTION:

Date:	Resolution/Ordinance No.	Comments
N/A		

OTHER ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):

Date	Board/Committee	Comments (if any)
06.13.18	Planning and Zoning Board	Recommended approval (vote: 5-0) with conditions.

PUBLIC NOTIFICATION(S):

Date	Form of Notification
05.30.18	Applicant neighborhood meeting.
05.31.18	Courtesy notification for Planning & Zoning.
05.31.18	Sign posting of property.
06.01.18	Planning and Zoning Board legal advertisement.
06.01.18	Posted Planning and Zoning Board agenda on City web page / City Hall.
06.08.18	Posted Planning and Zoning Board staff report on City web page.
06.27.18	Courtesy notification for City Commission First Reading.

APPROVED BY:

**Asst. Director of Development Services
for Planning and Zoning**

**EXHIBIT(S):**

- A. Applicant's Submittal.
- B. Draft Ordinance – Comprehensive Plan Map Amendment.
- C. Draft Ordinance – Zoning Map Amendment.
- D. Draft Ordinance – Regency on the Park Planned Area Development (PAD).
- E. Draft Resolution – Mixed-Use Site Plan.
- F. 06.13.18 Planning and Zoning Board Staff report, recommendation, and attachments.
- G. Excerpts of 06.13.18 Planning and Zoning Board Meeting Minutes.
- H. Correspondence received from neighbors.
- I. Shared Parking Analysis.
- J. PowerPoint Presentation.