



**City of Coral Gables**  
**CITY COMMISSION MEETING**  
**June 14, 2016**

**ITEM TITLE:**

**Ordinances on First Reading. Comprehensive Plan Map Amendment, Zoning Code Map Amendment, Zoning Code Text Amendment, and Planned Area Development.**

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)
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)

**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.)

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)

**DEPARTMENT HEAD RECOMMENDATION:**

**Approval with Conditions.**

Staff recommends that the height limit of the project should be reduced to a maximum of 120', which is consistent with previous policy direction for building height in proximity to transit stations, such as the Collection Residences and One Merrick Park in the North Industrial Mixed-Use District.

**PLANNING AND ZONING BOARD RECOMMENDATION:**

The Planning and Zoning Board at their 05.17.16 meeting made the following recommendations:

1. Approval of the Comprehensive Plan Map Amendment (4-0)
2. Approval of the Zoning Map Amendment (4-0)
3. Approval of the Zoning Code Text Amendment with Staff recommended modifications, including a maximum building height of 120'. (4-0)
4. No Recommendation for the Planned Area Development (A motion to Approve with Conditions failed to pass 3-1, as the Zoning Code requires a vote of four members to approve a motion.)
5. No Recommendation for the Mixed-Use Site Plan application (A motion to Approve with Conditions failed to pass 3-1, as the Zoning Code requires a vote of four members to approve a motion.)

**BRIEF HISTORY:**

**Project Summary**

Gables Station is a proposed mixed-use project on a 4.4 acre site along US1, Ponce de Leon Boulevard, and Grand Avenue. The existing use of this site is a car dealership with large parking lots and a small one-story sales building. The project includes 147 hotel rooms, 460 residential units, 969 parking spaces, and approximately 60,000 square feet of ground-floor commercial space. Public amenities proposed include approximately 90,000 square feet of ground floor open space, off-site public realm improvements for approximately four acres of the Underline, and contributions to the Coral Gables trolley.

**Review Process**

1. 01.29.16 Development Review Committee
2. 04.27.16 Neighborhood Meeting
3. 04.28.16 Board of Architects
4. 05.09.16 City Staff Review Meeting
5. 05.17.16 Planning and Zoning Board
6. 06.14.16 City Commission 1<sup>st</sup> Reading

**Planning and Zoning Board Recommendation**

The Planning and Zoning Board at their 05.17.16 meeting recommended and discussed the following:

1. Comprehensive Plan Map Amendment: Approval, 4-0
2. Zoning Map Amendment: Approval, 4-0
3. Zoning Code Text Amendment: Approval with Staff recommended modifications, 4-0

The motion to approve included Staff's recommended modifications:

1. The request to remove setbacks requirements on Grand Avenue should be omitted.
2. The maximum habitable building height should be 120 feet.

The Applicant has made some design updates in response to recommended modifications. However, the height of the project has not been modified.

4. Planned Area Development: (No Recommendation; A motion to approve with Staff recommended conditions and additional conditions failed to pass 3-1)

The motion to approve included all staff conditions in the staff report, with the following additional conditions:

- A. Parking for nearby small businesses on the north side of Ponce de Leon Boulevard should be provided within the project's parking garage.
- B. Traffic calming studies should be performed within a larger area around the project (modification of Staff Report condition 7.a.)
- C. Design, funding and construction of the Underline should also include the following intersections: Grand Avenue, LeJeune Road, Riviera Drive, and Granada Boulevard.
- D. The vehicular access drive that cuts across the Underline from Ponce de Leon Boulevard should be eliminated if possible. (This condition will require a new traffic study as the traffic pattern and circulation could be affected.)

The Applicant has proffered to comply with Conditions A, B and C. The Applicant has not eliminated the Ponce de Leon Boulevard access drive (Condition D); however, the vehicular access drive has been relocated further north to a location that is less disruptive to the Underline and the proposed public open space.

5. Mixed-Use Site Plan: (No Recommendation; A motion to approve with Staff recommended conditions and additional conditions failed to pass 3-1)

The motion to approve the Mixed-Use Site Plan included all of the same conditions as the Planned Area Development item, above. This item will be considered by the Commission during Second Reading, should items 1 – 4 above be approved on First Reading.

### **Recommendation**

Staff recommends Approval of this Request with the above stated Conditions, along with the following additional Conditions. A full set of all recommended Conditions of Approval is provided as Exhibit B.

- Consider underground parking in order to reduce the height and bulk of the buildings.
- Work with residents of the McFarlane Homestead Historic District and the Golden Gate subdivisions to incorporate features in the ground level of the project and the Underline public space that recognize the contribution of Bahamian families to the history of Miami and Coral Gables.
- Efforts shall be made to provide job opportunities within the project for residents of adjacent neighborhoods.
- Work with the Underline Design Advisory Committee to design the internal driveway as a low-speed, pedestrian-oriented "woonerf," [In a woonerf, automobiles, bicyclists and pedestrians share the same space and safety is ensured through a very slow speed of traffic, or walking-pace traffic.]

Should the Commission approve the Ordinances on First Reading with a condition that affects the design of the project, such as the height and bulk of buildings, the redesigned project should be brought back to the Board of Architects for review and preliminary approval prior to Second Reading.

**LEGISLATIVE ACTION:**

Date:	Resolution/Ordinance No.	Comments
N/A		

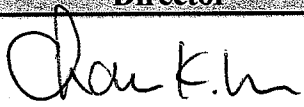
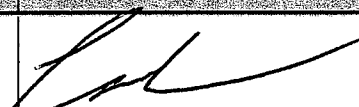

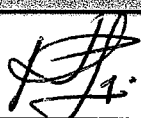
**OTHER ADVISORY BOARD/COMMITTEE RECOMMENDATIONS:**

Date	Board/Committee	Comments (if any)
01.29.16	Development Review Committee	Comments provided to Applicant
04.28.16	Board of Architects	Preliminary approval and approval of Mediterranean architectural bonuses
05.17.16	Planning and Zoning Board	See "Planning and Zoning Board Recommendation" and "Brief History" above
06.14.16	City Commission 1 <sup>st</sup> Reading	TBD
TBD	City Commission 2 <sup>nd</sup> Reading	TBD

**PUBLIC NOTIFICATIONS:**

Date	Form of Notification
04.27.16	Applicant neighborhood meeting
05.06.16	Courtesy notification - 1,500 feet around and within the entire South MXD
05.06.16	Posting of property
05.06.16	Legal advertisement
05.10.16	Posted agenda on City web page/City Hall
05.12.16	Posted Staff report on City web page
06.10.16	Posted City Commission agenda on City web page/City Hall
06.10.16	Posted City Commission Cover Memo and Exhibits on City web page
06.12.16	Miami Herald Neighbors Section Advertisement

**APPROVED BY:**

Assistant Department Director	City Attorney	Assistant City Manager	City Manager
			FOR 

**EXHIBITS:**

- A. Applicant's 11x17 Submittal dated 06.08.2016
- B. Staff Memorandum: 06.08.16 Updated Conditions of Approval
- C. Draft Ordinance – Comprehensive Plan Map Amendment
- D. Draft Ordinance – Zoning Map Amendment
- E. Draft Ordinance – Zoning Code Text Amendment

- F. Draft Ordinance – Planned Area Development
- G. Draft Resolution – Mixed-Use Site Plan
- H. 05.17.16 Planning and Zoning Board Staff report and recommendation with attachments
  - a. Applicant’s submittal package dated 05.12.16. (not included)
  - 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 (not included)
- I. 05.17.16 Planning and Zoning Board Meeting Minutes with Public Comments
- J. 06.14.16 City Commission PowerPoint presentation

