



**City of Coral Gables  
CITY COMMISSION MEETING  
May 26, 2020**

**ITEM TITLE:**

**Ordinances on Second Reading. Amendment to Ordinance No. 2015-08 (Alley Vacation Ordinance), Transfer of Development Rights (TDR), and Planned Area Development (PAD)**

1. An Ordinance of the City Commission of Coral Gables, Florida amending Ordinance No. 2015-08 (As amended), providing for a substitute public access easement and new conditions of approval with respect to the previously vacated alley located in Block 3, Industrial Section, Coral Gables, Florida; providing for a repealer provision, severability clause, codification, and providing for an effective date.
2. An Ordinance of the City Commission of Coral Gables, Florida approving receipt of Transfer of Development Rights (TDRs) pursuant to Zoning Code Article 3, "Development Review", Division 10, "Transfer of Development Rights", Section 3-1006, "Review and approval of use of TDRs on receiver sites", for the receipt and use of TDRs for an Assisted Living Facility (ALF) referred to as "Belmont Village" on property zoned Industrial District (Section 4-303 C.2.), legally described as lots 12 to 31, Block 3, and the south 7.5 feet of lots 11 and 32, Block 3, Coral Gables "Industrial Section," together with that portion of 30 foot platted alley lying south of the north line of the south 7.5 feet of said lot 11 projected westerly and north of the south line of said Block 3 (4111 Salzedo Street) Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date. (LEGAL DESCRIPTION ON FILE)
3. An Ordinance of the City Commission of Coral Gables, Florida granting approval of a proposed Planned Area Development (PAD) pursuant to Zoning Code Article 3, "Development Review," Division 5, "Planned Area Development (PAD)," for an Assisted Living Facility (ALF) referred to as "Belmont Village" on property legally described as lots 12 to 31, Block 3, and the south 7.5 feet of lots 11 and 32, Block 3, Coral Gables "Industrial Section," together with that portion of 30 foot platted alley lying south of the north line of the south 7.5 feet of said lot 11 projected westerly and north of the south line of said Block 3 (4111 Salzedo Street) Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date. (LEGAL DESCRIPTION ON FILE)

**Resolution. Assisted Living Facility (ALF) Conditional Use Review.**

4. A Resolution of the City Commission of Coral Gables, Florida granting Conditional Use approval pursuant to Zoning Code Article 3, "Development Review," Division 4, "Conditional Uses," for an Assisted Living Facility (ALF) referred to as "Belmont Village" on property zoned Industrial District (Section 4-303 C.2.), legally described as lots 12 to 31, Block 3, and the south 7.5 feet of lots 11 and 32, Block 3, Coral Gables "Industrial Section," together with that portion of 30 foot platted alley lying south of the north line of the south 7.5 feet of said lot 11 projected westerly and north of the south line of said Block 3 (4111 Salzedo Street) Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date. (LEGAL DESCRIPTION ON FILE)

**DEPARTMENT HEAD RECOMMENDATION:**

Approval with conditions.

**PLANNING AND ZONING BOARD RECOMMENDATION:**

The Planning and Zoning Board at their February 12, 2020 meeting discussed and recommended approval with conditions of the proposed project.

1. Amendment to Ordinance No. 2015-08 (Alley Vacation Ordinance), vote: 6-0
2. Transfer of Development Rights (TDR), vote: 6-0
3. Planned Area Development (PAD), vote: 6-0
4. Assisted Living Facility (Conditional Use Review), vote: 6-0
5. Tentative Plat, vote: 6-0

In addition to Staff’s proposed conditions of approval, the Board recommended that the Applicant shall:

- a. Improve and landscape the entire paseo, including that portion of the cross-block easement on the abutting north parcel.
- b. Include traffic calming devices near the accessible parking spaces.

**BRIEF HISTORY:**

**Project Summary**

In 2016, a mixed-use project referred to as “The Collection Residences” was approved by the City Commission by Resolution No. 2015-86 to be located in the subject site, including the entire Block 3 from Bird Road to Altara Avenue but the project was not built.

The current proposed project is an Assisted Living Facility with commercial uses on the ground floor, referred to as Belmont Village, located on the south half of Block 3, approximately 1.4 acres in size. The project includes 232 Assisted Living Units, ground floor commercial uses of approximately 18,000 square feet, and a parking structure with 208 parking spaces. The proposed building height is 10-stories at 120 feet to the top of habitable space and 130 feet to the top of bulkhead. The Floor Area Ratio (FAR) is 3.54 (218,466 sq. ft. including 3,000 sq. ft. of TDR). On-site landscape open space is provided at 28% (17,258 sq. ft.) of the site area.

On October 8, 2019, by Resolution No. 2019-298, the City Commission approved Belmont Village, L.P. to file an application for receipt/use of 3,000 sq. ft. of TDRs which are specific TDRs made available pursuant to a Dispute Resolution Agreement between the City and Mundomed S.A. and South High Cliff Corporation. These specific TDRs may be transferred and utilized in any Commercial and Industrial zoned areas of the City, which do not abut and are not adjacent to either South Dixie Highway or properties zoned Single Family Residential subject to the approval of the City Commission. The utilization of TDRs in this project will permit an increase in FAR from 3.5, as permitted in the underlying zoning district, to 3.53 an increase of 0.9% in FAR, which is within the 25% increase in FAR, when TDRs are utilized.

As required by the PAD designation per Section 3-501, the proposed project offers the following public benefits:

1. Provides new high-quality retail space to enhance the City’s goal of having a “Design District” in this area.
2. Helps fulfill the Comprehensive Plan objective to create a “mixed use village” in this area.
3. Will serve to further improve the value of a key City owned asset, the Shops at Merrick Park retail center.

4. Meets the growing demands for high quality senior housing by providing 232 assisted living units located near shopping, cultural activities and open spaces.
5. Provides a cross-block public easement and open space to encourage pedestrian activity and provide public open space in an area of the City which is lacking public open spaces.
6. Provides a high level of ground floor open space which considerably exceeds the minimum requirements.
7. Provides public realm landscape and streetscape improvements.
8. Replaces underutilized and unattractive buildings with a Mediterranean inspired building with adequate and well-designed structured parking.
9. Will provide the City with \$100,000 in funding earmarked for public realm and public open space improvements in the Industrial District.

Site Plan Information:

Type	Permitted/Required in North Industrial District (MXD)	Proposed
Total site area	Minimum 10,000 sq. ft.	61,569 sq. ft. (1.41 acres)
FAR (3.5 x total site area) <i>Med Design is Mandatory</i>	215,491 sq. ft.	215,491 sq. ft.
25% TDRs		3,000 sq. ft.
Total FAR	4.375 (3.5 + TDRs)	3.54 (218,466 sq. ft.)
Building height	Up to 100' <b>or</b> 120' with Commission Approval	120' to top of habitable space
Number of stories	Up to 10 stories	10 stories
<b>*Setbacks:</b>		
<i>Altara Avenue</i>	10'	1'-10"
<i>Salzedo Street</i>	15'	1'-9"
<i>Aurora Street</i>	15'	1'-8"
<i>Rear</i>	10'	18'-9"
<b>Proposed Uses:</b>		
<i>Assisted Living Units</i>		232 units
<i>Retail/Commercial</i>	17,478 sq. ft. (8% on the ground floor)	18,157 sq. ft.
<b>Total Parking</b>	177 spaces	208 spaces
<i>ALF @0.5 space/unit</i>	116 spaces (232 x 0.5)	
<i>Retail @ 1 space/300</i>	61 spaces (18,157 sq. ft./300)	
Landscape Open Space	12,314 sq. ft. (20%)	17,258 sq. ft. (28%) on-site

\*Setback reductions may be awarded for MXD projects approved for Mediterranean style design bonuses. The Applicant is also requesting PAD approval which allows flexibility of the zoning regulations for the purpose of allowing opportunities for more creative and imaginative development than generally possible under strict application of the Zoning Code regulations.

The tentative plat which was reviewed by Planning and Zoning Board on February 12, 2020 and at first reading on March 10, 2020 will come back for final approval at a later date once Miami-Dade County has done with the review.

**Recommendation**

Staff recommends approval of these requests with conditions including mandatory retail uses on the ground floor as identified on Site Plan. The full set of all recommended Conditions of Approval are included within the draft PAD Ordinance and draft Conditional Use Resolution provided as Exhibit C and D.

**OTHER ADVISORY BOARD/COMMITTEE RECOMMENDATIONS:**

Date	Board/Committee	Comments (if any)
09.27.19	Development Review Committee	Comments provided to Applicant.
10.24.19	Board of Architects	Preliminary approval
02.12.20	Planning and Zoning Board	Recommended approval
03.10.20	City Commission 1st Reading	
05.26.20	City Commission 2nd Reading	

**PUBLIC NOTIFICATIONS:**

Date	Form of Notification
12.05.19	Applicant neighborhood meeting
01.29.20	Courtesy notification mailed to all property owners within 1,000 feet of the boundary of the subject property for Planning and Zoning Board meeting.
05.13.20	
01.31.20	Property posted for Planning and Zoning Board meeting.
01.31.20	Planning and Zoning Board legal advertisement.
02.07.20	Planning and Zoning Board staff report, legal notice and all attachments posted on City web page.
05.19.20	City Commission meeting agenda posted on City webpage.

**APPROVED BY:**

Asst. Director of Development Services  
for Planning and Zoning


**EXHIBITS:**

- A. Draft Ordinance - Amendment to Ordinance No. 2015-08 (Alley Vacation Ordinance)
- B. Draft Ordinance - Transfer of Development Rights (TDRs)
- C. Draft Ordinance - Planned Area Development (PAD)
- D. Draft Resolution - Assisted Living Facility (Conditional Use Review)