



City of Coral Gables
CITY COMMISSION MEETING
September 8, 2020

ITEM TITLE:

Ordinances on First Reading. Transfer of Development Rights (TDR), and Planned Area Development (PAD)

1. 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 a Mixed-Use project referred to as "Merrick 250" on the property legally described as lots 1 through 11, inclusive, less the south 7.5 feet thereof, and lots 32 through 42, inclusive, less the south 7.5 feet thereof, Block 3, "Coral Gables Industrial Section," together with that portion of the 30 foot platted alley lying north of the north line of the south 7.5 feet of said lot 11 projected westerly and south of the north line of said block 3 (250 Bird Road) Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date. (LEGAL DESCRIPTION ON FILE)
2. An Ordinance of the City Commission of Coral Gables, Florida granting approval of a Planned Area Development (PAD) pursuant to Zoning Code Article 3, "Development Review," Division 5, "Planned Area Development (PAD)" for a proposed mixed-use project referred to as "Merrick 250" on the property legally described as lots 1 through 11, inclusive, less the south 7.5 feet thereof, and lots 32 through 42, inclusive, less the south 7.5 feet thereof, Block 3, "Coral Gables Industrial Section," together with that portion of the 30 foot platted alley lying north of the north line of the south 7.5 feet of said lot 11 projected westerly and south of the north line of said block 3 (250 Bird Road) Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date. (LEGAL DESCRIPTION ON FILE)

Resolutions. Conditional Use Review for Mixed-Use Site Plan 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 Mixed-Use Site Plan and Conditional Use review pursuant to Zoning Code Article 4, "Zoning Districts" Division 2, "Overlay and Special Purpose Districts", Section 4-201, "Mixed-Use District (MXD)" for a proposed Mixed-Use project referred to as "Merrick 250" on the property legally described as lots 1 through 11, inclusive, less the south 7.5 feet thereof, and lots 32 through 42, inclusive, less the south 7.5 feet thereof, Block 3, "Coral Gables Industrial Section," together with that portion of the 30 foot platted alley lying north of the north line of the south 7.5 feet of said lot 11 projected westerly and south of the north line of said block 3 (250 Bird Road) Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date. (LEGAL DESCRIPTION ON FILE)

4. A Resolution of the City Commission of Coral Gables, Florida approving the Tentative Plat entitled “Alta Strategic Gables” pursuant to Zoning Code Article 3, Division 9, “Platting/Subdivision,” being a re-plat of 61,548 square feet (1.41 acres) into two (2) tracts of land on the property legally described as lots 1 through 11, inclusive, less the south 7.5 feet thereof, and lots 32 through 42, inclusive, less the south 7.5 feet thereof, Block 3, “Coral Gables Industrial Section,” together with that portion of the 30 foot platted alley lying north of the north line of the south 7.5 feet of said lot 11 projected westerly and south of the north line of said block 3 (250 Bird Road) 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 August 12, 2020 meeting discussed and recommended approval with conditions of the proposed project.

1. Transfer of Development Rights (TDR), vote: 6-0
2. Planned Area Development (PAD), vote: 6-0
3. Mixed-Use Site Plan (Conditional Use Review), vote: 6-0
4. Tentative Plat, vote: 6-0

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

- Add shrubs and deciduous plants on Bird Road; study the feasibility of the rooftop of the existing office building to be planted (green roof); and, consider providing a dog park nearby, within one (1) block radius.

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 proposal is a mixed-use project referred to as Merrick 250, located on the north-half of Block 3, approximately 1.41 acres in size. The project includes 215 residential units, ground floor commercial uses of approximately 18,500 square feet, and a parking structure with 362 parking spaces. The proposed building height is 12-stories at 120 feet to the top of habitable space and 130’-4” to the top or architecture. The Floor Area Ratio (FAR) is 3.58 (220,322 sq. ft. including 4,904 sq. ft. of TDRs). On-site landscape open space is provided at 21% (12,931 sq. ft.) of the site area.

On October 8, 2019, by Resolution No. 2019-299, the City Commission approved Alta Developers, LLC to file an application for receipt/use of 7,000 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 3.58 an increase of 2.3% 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 and Innovation District” in this area.
2. Provides a large office component so as to significantly increase the amount of new office space in the North Industrial Mixed-Use District.
3. Helps to fulfill the Comprehensive Plan objective to create a “mixed use village” in this area.
4. Will serve to further improve the value of a key City owned asset, the Shops at Merrick Park.
5. Meets the growing demands for office space in the city.
6. Provides public realm landscape and streetscape improvements.
7. Replaces underutilized buildings.
8. Will provide the City with \$100,000 in funding earmarked for public realm and public open space improvements in the District.

Site Plan Information:

Type	Permitted/Required in North Industrial District (MXD)	Proposed	
Total site area	Minimum 10,000 sq. ft. for MXD Minimum one (1) acre for PAD	61,548 sq. ft. (1.41 acres)	
FAR (3.5 x total site area) <i>Med Design is Mandatory</i>	215,418 sq. ft.	215,418 sq. ft.	
Total FAR	4.375 (3.5 + 25% of TDRs)	3.58 (220,322 sq. ft.)	
Building height	Up to 100’ or 120’ with Commission Approval	120’ to top of habitable space 130’-4” to top of architecture	
Number of stories	Up to 10 stories plus decorative elements	12 stories (allowed only as PAD)	
Proposed Uses:			
<i>Residential</i>	No density limitation	215 units (152 units/acre)	
<i>Office/Retail</i>	17,700 sq. ft. (8% of total sq. ft.) to be located on the ground floor	33,486 sq. ft., incl. 18,650 sq. ft. (8.46%) on the ground floor	
Parking:			
<i>Studio, 27 units @1/unit</i>	27 spaces		
<i>1BR, 121 units @1/units</i>	121 spaces		
<i>2BR, 67 units @1.75/unit</i>	117 spaces		
<i>Office/Retail @ 1 space/300</i>	112 spaces (33,486 sq. ft./300)		
Total parking	346 per shared parking analysis	362 spaces including lifts	
Landscape Open Space at ground level	12,309 sq. ft. (20%) of the site area	12,931 sq. ft. (21%) of the site area	
Setbacks			
	Permitted/Required in MXD	Proposed as PAD	
		Existing Building	New Building
Front (Bird Road) <i>Adjacent to MF1 District</i>	10 ft. Above 45’: 100 ft.	3 ft. encroaches into the right-of-way	up to 45’: 12 ft. above 45’: 100 ft.
Side Street (Salzedo Street)	15 ft.	3 ft. encroaches into the right-of-way	up to 45’: 1 ft. above 45’: 10 ft.
Side Street (Aurora Street)	15 ft.	n/a	10 ft.
Rear (South)	10 ft.	n/a	up to 45’: 4’-4” above 45’: 10 ft.

Recommendation

Staff recommends approval of these requests with conditions. 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:

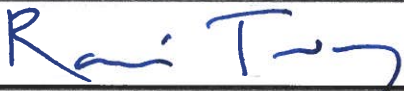
Date	Board/Committee	Comments (if any)
08.30.19	Development Review Committee	Comments provided to Applicant.
10.03.19	Board of Architects	Preliminary approval
08.12.20	Planning and Zoning Board	Recommended approval
09.08.20	City Commission 1st Reading	
TBD	City Commission 2nd Reading	

PUBLIC NOTIFICATIONS:

Date	Form of Notification
10.28.19	Applicant neighborhood meeting
07.30.20	Courtesy notification mailed to all property owners within 1,000 feet of the boundary of the subject property for Planning and Zoning Board meeting.
07.31.20	Property posted for Planning and Zoning Board meeting.
07.31.20	Planning and Zoning Board legal advertisement.
08.07.20	Planning and Zoning Board staff report, legal notice and all attachments posted on City web page.
09.04.20	City Commission meeting agenda posted on City webpage.

APPROVED BY:

Asst. Director of Development Services
for Planning and Zoning


EXHIBITS:

- A. Draft Ordinance - Transfer of Development Rights (TDRs)
- B. Draft Ordinance - Planned Area Development (PAD)
- C. Draft Resolution – Mixed-Use Site Plan (Conditional Use Review)
- D. Draft Resolution - Tentative Plat
- E. 08.12.20 PZB Staff Report and attachments
- F. 08.12.20 Planning and Zoning Board Meeting Minutes.
- G. City Commission PowerPoint presentation.