



City of Coral Gables
CITY COMMISSION MEETING
February 26, 2019

ITEM TITLE:

Ordinances on First Reading. Comprehensive Plan Map Amendment, Encroachment and Mixed-Use Site Plan.

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 "Commercial Mid-Rise Intensity" to "Mixed Use" for lots 23-29, Block 3, Crafts Section; and, from "Commercial High-Rise Intensity" to "Mixed Use" for lots 19-22, Block 3, Crafts Section (100 Miracle Mile, 115 Andalusia Avenue and 2414 Galiano Street), Coral Gables, Florida; providing for a repealer provision, severability clause, and providing for an effective date.

Resolution. Encroachment Agreement and 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.)*

2. A Resolution of the City Commission of Coral Gables, Florida requesting an Encroachment Agreement and 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 "100 Miracle Mile" on the property legally described as Lots 19-29, Block 3, Crafts Section (100 Miracle Mile, 115 Andalusia Avenue and 2414 Galiano Street), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date.

DEPARTMENT HEAD RECOMMENDATION:

1. Comprehensive Plan Map Amendment – Approval
2. Receipt of Transfer of Development Rights (TDRs) – Deferral
3. Encroachment and Mixed-Use Site Plan – Deferral

PLANNING AND ZONING BOAR RECOMMENDATION:

1. Comprehensive Plan Map Amendment – Approval (6-0)
2. Receipt of Transfer of Development Rights (TDRs) – Deferral (6-0)
3. Encroachment and Mixed-Use Site Plan – Approval, with conditions (Vote 5-1)

BRIEF HISTORY:

Project Summary

The proposed project referred to as 100 Miracle Mile is a mixed-use project that includes 130 residential units, ground floor commercial uses of approximately 11,000 square feet, and a parking structure with 187 parking spaces including mechanical parking lifts. The proposed building height is 14-stories at 158'-8" to the top of the roof. The application package submitted by the Applicant is provided as Exhibit A.

The subject site contains a 3-story commercial building fronting Miracle Mile and an at-grade parking lot on the south side fronting Andalusia Avenue. The existing 3-story building will be renovated and improved with office use, residential units, and residential amenities including a pool. The existing building and the proposed 14-story residential tower will be connected by two bridges encroaching over a twenty-foot wide alley.

Site Plan Information should the request be approved:

Type	Required/Permitted	Proposed
Total site area	Min. 20,000 sq. ft.	29,496 sq. ft. (.67 acres)
Floor Area Ratio (FAR) with Mediterranean bonuses)	3.2 (with level 1 med bonus)	3.2 FAR (level 1 med bonus) + 25% use of TDRs
FAR x total site area	94,387 sq. ft. (with level 1 med bonus)	117,980 sq. ft. (with 25% TDRs)
Building height	163.5 ft. (with level 1 med bonus)	158'-8" (with level 1 med bonus)
No. of floors	14 stories (level 1 med bonus)	14 stories (level 1 Med bonus)
Setbacks		
Primary street frontages (Andalusia Avenue)	0' up to 45 feet 10 feet min. above 45 feet	0' up to 45 feet 16'-10" above 45 feet
Side Street (Galiano Street)	0' up to 45 feet 10 feet min. above 45 feet	0' up to 45 feet 16'-10" above 45 feet
Interior side (west side)	0' up to 45 feet 10 feet min. above 45 feet	0' up to 45 feet 11'-1" above 45 feet
Rear (alley)	0' up to 45 feet 10 feet min. above 45 feet	0' up to 45 feet 11' above 45 feet
Total Residential Units	No density limitation w/in CBD	130 units (194 units/acre)
One-bedroom		86 units
Two bedrooms		44 units
Ground Floor Commercial	9,385 sq. ft. (8% min.)	13,055 sq. ft. (11%)
Parking Spaces	188 (shared parking)	187 including lifts (based on parking study provided)
Landscape Open Space Area	2,950 sq. ft. (10%)	3,960 sq. ft. (13%)

At the Planning and Zoning Board meeting, the Applicant presented a 16-story residential tower and requested a Zoning Code Text Amendment to allow additional height to Mediterranean Bonus level 1. However, the Applicant withdrew the request for Zoning Code Text Amendment and proffered to apply for Mediterranean Bonus level 2, including the following: FAR will not increase above 3.97 (including TDRs) even if Mediterranean Bonus level two will be obtained, study the feasibility of incorporating solar panels on the residential roof deck, recycling receptacles for the residential building, study left turn restriction along Galiano Street and signalization of Miracle Mile and Galiano, provide five (5) additional parking lifts and study the ability to increase the number of electronic parking spaces within the garage, traffic monitoring study to see if off-site improvements could be done in order to mitigate traffic impacts.

The Planning and Zoning Board recommended that the Applicant go through the TDR process. On the request for Encroachment and Mixed-Use Site Plan, the Board recommended approval with conditions including the following: no drive-through atm on the alley, the arcade shall be left open to maximize

pedestrian space, appropriate spacing of trees on Andalusia Avenue, and that the Applicant follow the TDR approval process.

After the Planning and Zoning Board meeting, the Applicant has reduced the height to 158'-8" and from 16-stories to 14-stories to meet Med Bonus level 1. However, the FAR proposed is 3.99 which more than what is allowed with Med Bonus level 1. Instead the Applicant is proposing the use of TDRs but has not provided any details of the sending sites and no Certificate of Transfer of Development Rights has been provided. Staff is recommending that the Applicant follow the approval process as required by Section 3-1001 of the Zoning Code.

Request summary:


Land Use Change allows for an increase in height		
	Existing / Permitted	Proposed
	Commercial High-Rise along Miracle Mile Commercial Mid-Rise along Andalusia	Mixed-Use
<i>Maximum Height</i>	Up to 97 feet with Med Bonus	158-8 feet with level 1 Med Bonus
Transfer of Development Rights (TDR) allows an increase of FAR up to 25%		
<i>Maximum FAR</i>	94,387 sq. ft. (with level 1 med bonus)	94,387 sq. ft. (level 1 med bonus) + 23,593 sq. ft. (TDRs) TOTAL = 117,980 sq. ft.
Encroachment & Mixed-Use Site Plan		
<i>Residential Use</i>	Only allowed in Mixed-Use Project	130 units

The draft Ordinance for Comprehensive Plan Map amendment is provided as Exhibit B.

PUBLIC NOTIFICATION(S):

Date	Form of Notification
11.20.18	Applicant neighborhood meeting.
11.30.18	Courtesy notification for Planning & Zoning.
11.30.18	Sign posting of property.
11.30.18	Planning and Zoning Board legal advertisement.
12.03.18	Posted Planning and Zoning Board agenda on City web page / City Hall.
12.07.18	Posted Planning and Zoning Board staff report on City web page.
02.13.19	Courtesy notification for City Commission First Reading.
02.22.19	City Commission meeting agenda posted on City web page.

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. 12.12.18 Planning and Zoning Board Staff report, recommendation, and attachments.

- D. Excerpts of 12.12.18 Planning and Zoning Board Meeting Minutes.
- E. PowerPoint