Exhibit D

CITY OF CORAL GABLES
- MEMORANDUM -

TO:	Planning and Zoning Board	**DATE:**	March 11, 2015
FROM:	Ramon Trias, AIA AICP LEED AP Director of Planning and Zoning	**SUBJECT:**	The Collection Residences Executive Summary

Project Information

The Collection Residences is located in the North Industrial Mixed-Use District, adjacent to the Village of Merrick Park. The proposed mixed-use project encompasses an entire city block and features high-quality architecture and public space.

Site Area	2.8 Acres (1 City Block)
FAR	3.5 FAR (430,605 sf)
Height	North Portion • Low Rise Commercial / Industrial Land Use within 100' of Residential • Retail and Parking Podium: 45' • w/ Rooftop Architectural Element: 66' South Portion • Industrial with MXOD Land Use • Apartment Building above Commercial: 115'6" • w/ Rooftop Architectural Element: 175'9"
Program	112 Residential Units 14 Live/Work Units (5,600 sf of Ground Floor Work Space) 36,460 sf Ground Floor Retail
Parking	568 spaces

Applicant's Request

1. **Mixed-Use Site Plan Review**
   - Residential, retail, grocery, and live/work in an area targeted for redevelopment
   - High quality architectural design
   - Enhanced public spaces, including arcades, paseos, and pedestrian-oriented street frontage
2. **Zoning Code Text Amendment**
   - Amending the Mixed-Use Overlay (MXD) provisions
   - Allows additional habitable height in Industrial-zoned property for the purpose of taller ceilings for residential units and for aesthetic purposes
   - Allows additional height for rooftop elements in Industrial-zoned property for aesthetic purposes
   - Allows additional height for rooftop elements in properties adjacent to residential for aesthetic purposes
3. **Alley Vacation**
   - Vacation of the Alley traversing the site: 30' in width and 535' in length

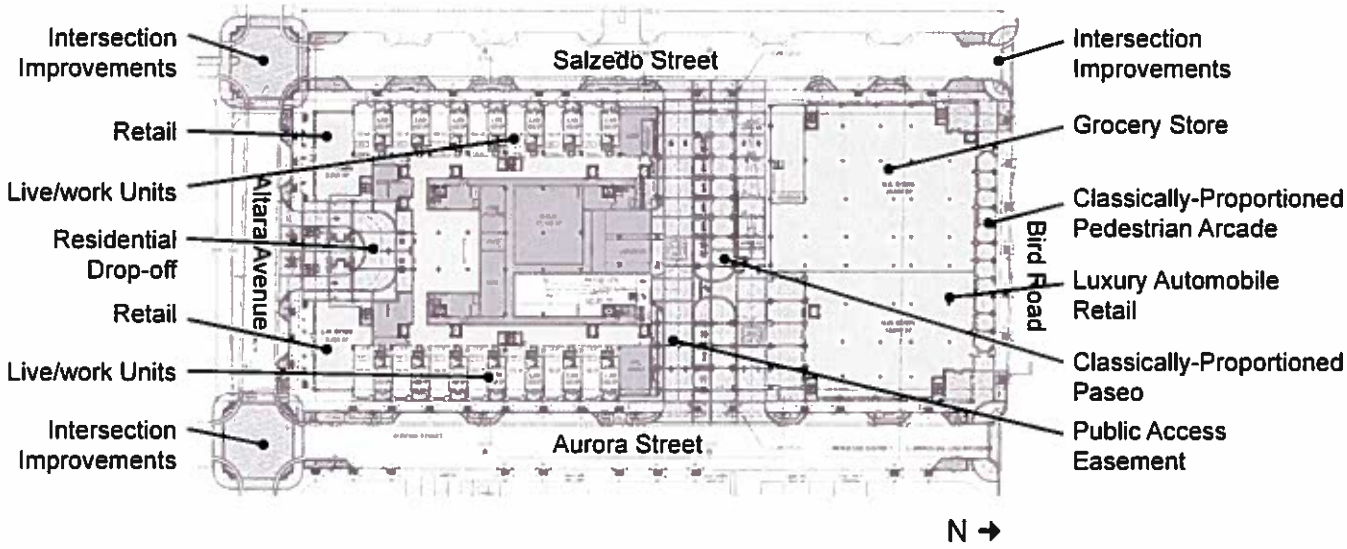
Staff Recommendation

Approval with Conditions*
**See Complete Staff Report for Conditions.*

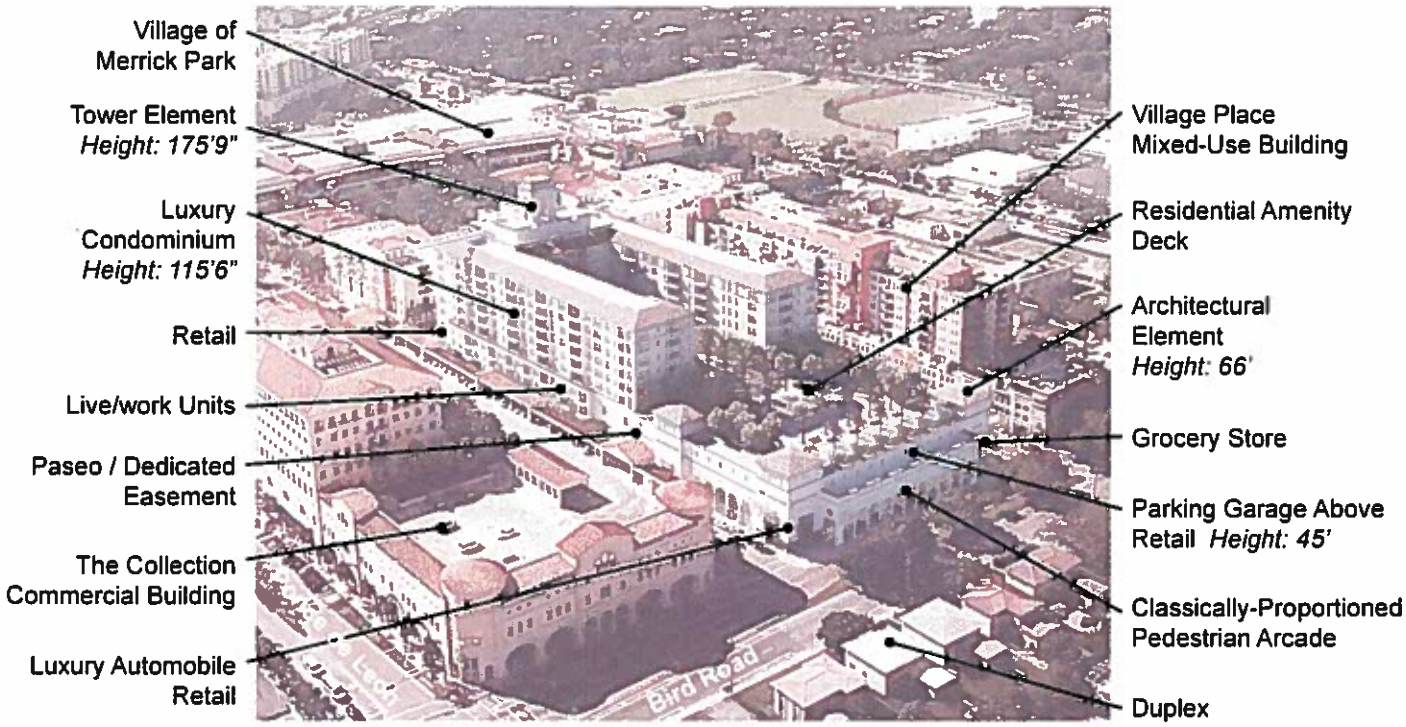
Applicant Request #1: Mixed-Use Site Plan Review

1. Residential, retail, grocery, and live/work in an area targeted for redevelopment
2. High quality architectural design
3. Enhanced public spaces, including arcades, paseos, and pedestrian-oriented street frontage

Site Plan



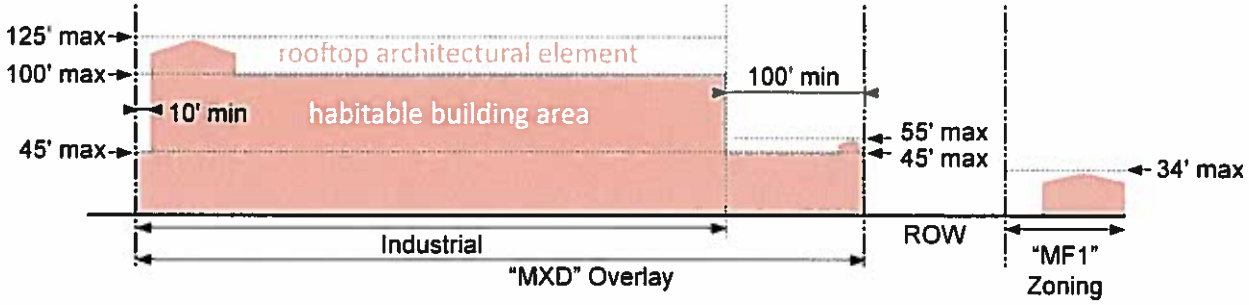
Context Rendering - Northeast Corner



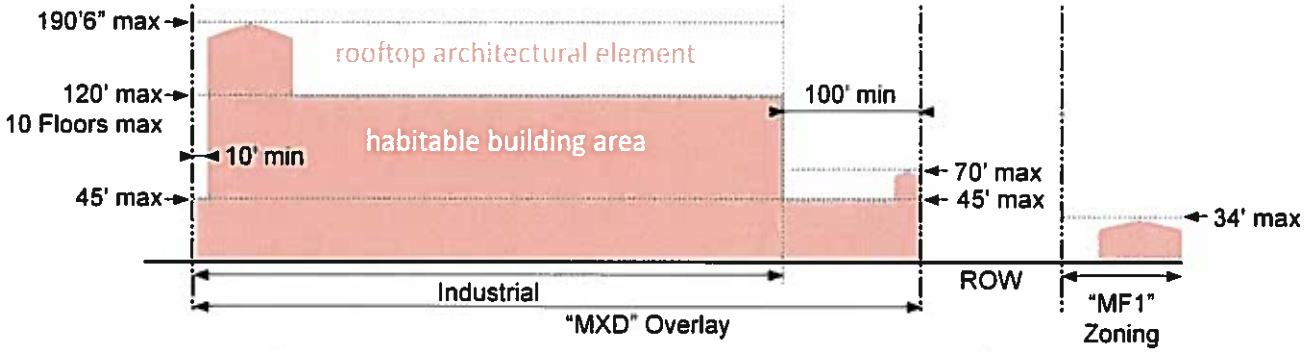
Applicant Request #2: Zoning Code Text Amendment

1. Allows additional habitable height in Industrial-zoned property for the purpose of taller ceilings for residential units and for aesthetic purposes
2. Allows additional height for rooftop elements in Industrial-zoned property for aesthetic purposes
3. Allows additional height for rooftop elements in properties adjacent to residential for aesthetic purposes

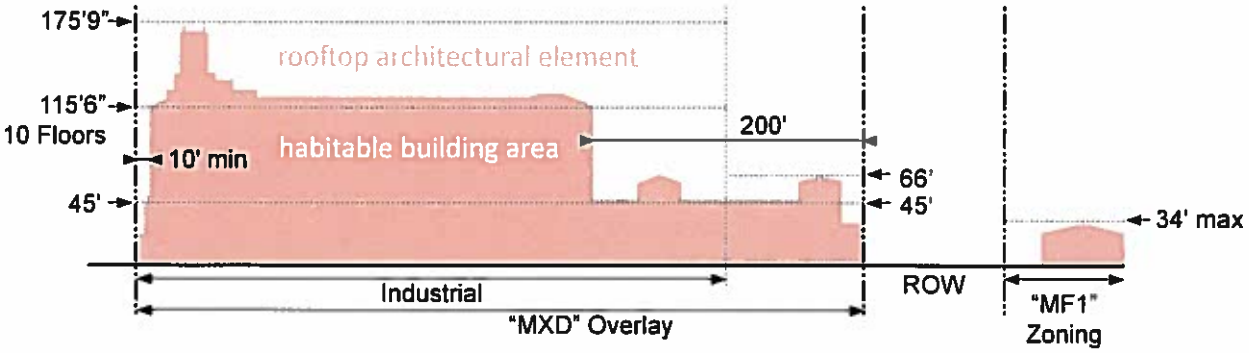
Current "MXD" Overlay Height Standards



Proposed "MXD" Overlay Height Standards



Proposed Collection Residences Height



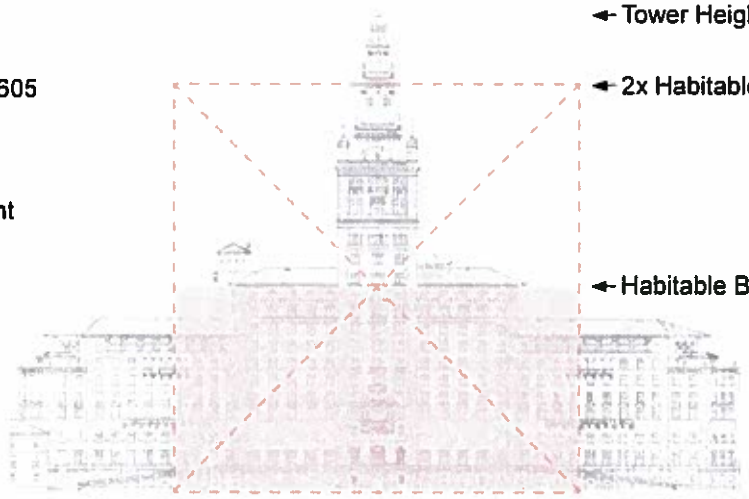
Building Envelope
Property Line

Applicant Request #2: Zoning Code Text Amendment

Tower Height and Proportion: The proposed Zoning Code text amendment for height increase for Rooftop Architectural Elements is in keeping with the intent of the Zoning Code, which promotes high quality architecture based on Coral Gables' landmark buildings. As seen below, these landmark examples are designed with generous height for Rooftop Architectural Elements.

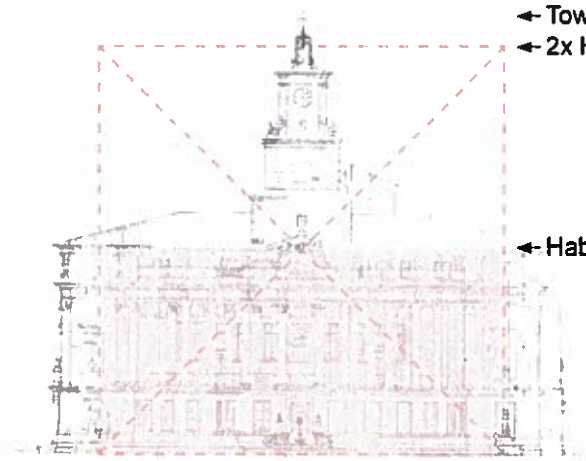
Zoning Code Section 5-605
Biltmore Hotel

Tower Height >
Habitable Building Height



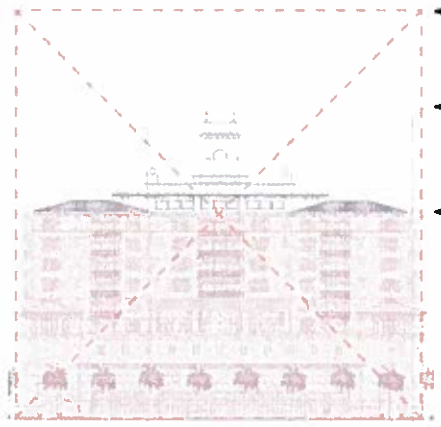
Zoning Code Section 5-605
Coral Gables City Hall

Tower Height = (approx.)
Habitable Building Height



Proposed Zoning Text Amendment
The Collection Residences

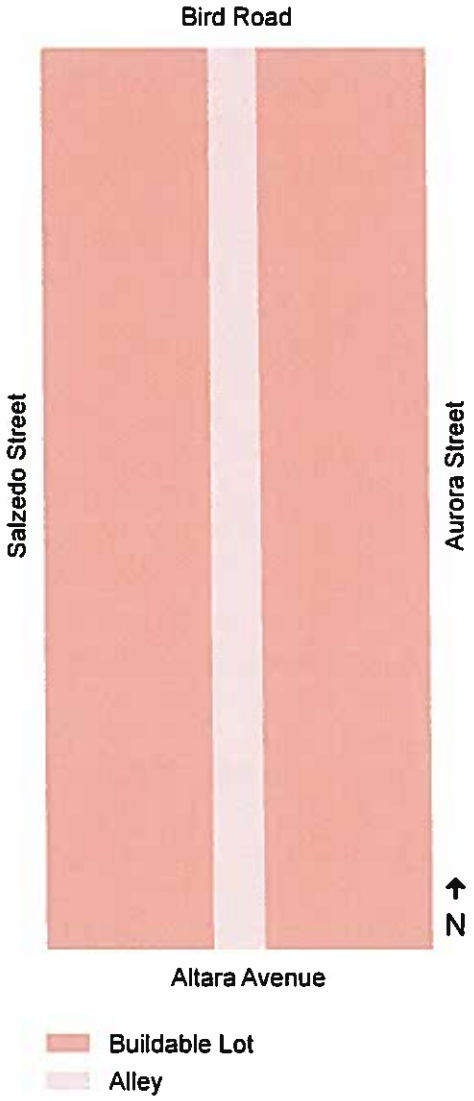
Tower Height = (approx.)
1/2 Habitable Building Height



Applicant Request #3: Alley Vacation

Vacation of the Alley traversing the site: 30' in width and 535' in length

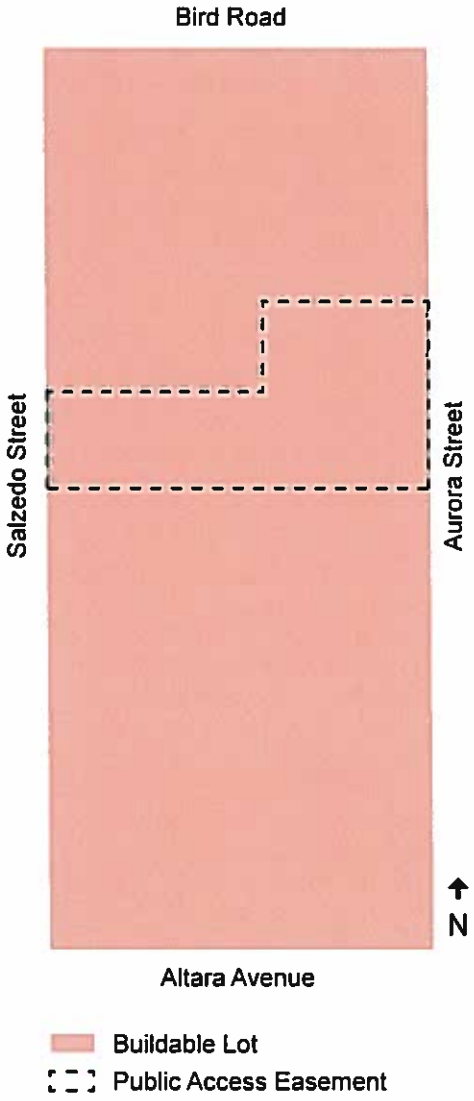
Existing Conditions



Buildable Site Area: 106,980 SF
Maximum FAR (3.5) : 374,430 SF

Alley Area: 16,050 SF

Proposed Alley Vacation



Buildable Site Area: 123,030 SF
Maximum FAR (3.5) : 430,605 SF
Proposed Project Area : 430,605 SF

Public Access Easement Area: 20,280 SF
*District-wide pedestrian improvements proffered as part of Alley Vacation

Exhibit D

City of Coral Gables
Planning and Zoning Staff Report

Applicant:	Coral Gables Luxury Holdings, LLC
Application:	Mixed Use Site Plan Review, Zoning Code Text Amendment and Alley Vacation
Property:	The Collection Residences (4104 Aurora Street)
Public Hearing:	Planning and Zoning Board / Local Planning Agency
Date & Time:	**March 11, 2015, 6:00 – 9:00 p.m.**
Location:	City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida, 33134

1. APPLICATION REQUEST

The request is for consideration of a Mixed Use Site Plan (Conditional Use Review), Zoning Code Text Amendment and an Alley Vacation for a project known as "The Collection Residences". More specifically, the Resolution and Ordinances under consideration include the following:

1. *A Resolution of the City Commission of Coral Gables requesting mixed-use site plan review and conditional use review pursuant to Zoning Code Article 4, Division 2, "Mixed Use District (MXD)", for the construction of a mixed use project referred to as "The Collection Residences" on the property legally described as all of Block 3 and the public alleyway, Industrial Section (multiple street addresses), Coral Gables, Florida; including required conditions; providing for an effective date. (Legal descriptions on file at the City)*
2. *An Ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code, Article 4, "Zoning Districts", Division 2, "Overlay and Special Purpose Districts" Section 4-201, "Mixed Use District (MXD)", to allow for proposed mixed use projects located within a designated Mixed Use Overlay District (MXOD) with an underlying zoning designation of Industrial District (I), subject to City Commission approval, the following: 1) up to an additional twenty (20) feet of habitable building height above the one hundred (100) foot maximum permitted building height for the purposes of increased floor-to-ceiling height and aesthetics; and, 2) increase the maximum permitted height of non-habitable architectural features based on the aesthetics and design; providing for severability, repealer, codification and an effective date.*
3. *An Ordinance of the City Commission of Coral Gables requesting vacation of a public alleyway pursuant to Zoning Code Article 3, Division 12, "Abandonment and Vacations" and City Code Chapter 62, Article 8, "Vacation, Abandonment and Closure of Streets, Easements and Alleys by*

Private Owners and the City; Application Process," providing for the vacation of the thirty (30) foot wide alley which bisects the entire length of the block, and the dedication of a public cross-block easement on the property legally described as all of Block 3, Industrial Section, Coral Gables, Florida; providing for severability, repealer, codification, and an effective date. (Legal descriptions on file at the City)

Mixed use projects require site plan review in accordance with the conditional use process, and Zoning Code text amendments and the vacation of public rights-of-way require public hearing review by the Planning and Zoning Board and City Commission. The mixed use site plan application requires Commission public hearing review at one (1) public hearing (Resolution format). The Zoning Code text amendment and public alleyway vacation requires Commission review at two (2) public hearings (Ordinance format).

2. APPLICATION SUMMARY

Project Information

The Collection Residences is located in the North Industrial Mixed-Use District, adjacent to the Village of Merrick Park. The mixed-use project encompasses an entire city block and features high quality architecture and public space.

Site Area	2.8 Acres (1 City Block)
FAR	3.5 FAR (430,605 sf)
Height	North Portion: Low Rise Commercial / Industrial Land Use within 100' of Residential • Retail and Parking Podium: 45' • w/ Rooftop Architectural Element: 66' South Portion: Industrial with MXOD Land Use • Apartment Building above Commercial: 115'6" • w/ Rooftop Architectural Element: 175'9"
Program	• 112 Residential Units • 14 Live/Work Units (5,600 sf of Ground Floor Work Space) • 36,460 sf Ground Floor Retail
Parking	568 spaces

Applicant's Request

1. *Mixed-Use Site Plan Review*
   - Residential, retail, grocery, and live/work units in an area targeted for redevelopment
   - High quality architectural design
   - Enhanced public spaces, including arcades, paseos, and excellent street frontage
2. *Zoning Code Text Amendment*
   - Amending the Mixed-Use Overlay (MXD) provisions
   - Allows additional habitable height in Industrial-zoned property for the purpose of taller ceilings for residential units and for aesthetic purposes
   - Allows additional height for rooftop elements in Industrial-zoned property for aesthetic purposes
   - Allows additional height for rooftop elements in properties adjacent to residential for aesthetic purposes
3. *Alley Vacation*
   - Vacation of the Alley traversing the site: 30' in width and 535' in length

Project Location

The subject property occupies an entire block within the North Industrial Mixed Use District and is bounded by Bird Road (north), Altara Avenue (south), Aurora Street (east) and Salzedo Street (west). The property is legally described as all of Block 3 and the public alleyway, Industrial Section (multiple street addresses), Coral Gables, Florida, as shown in the following location map and aerial:

Block, Lot and Section Location Map

Aerial

Site Data and Surrounding Uses

The following tables provide the subject property's designations and surrounding land uses:

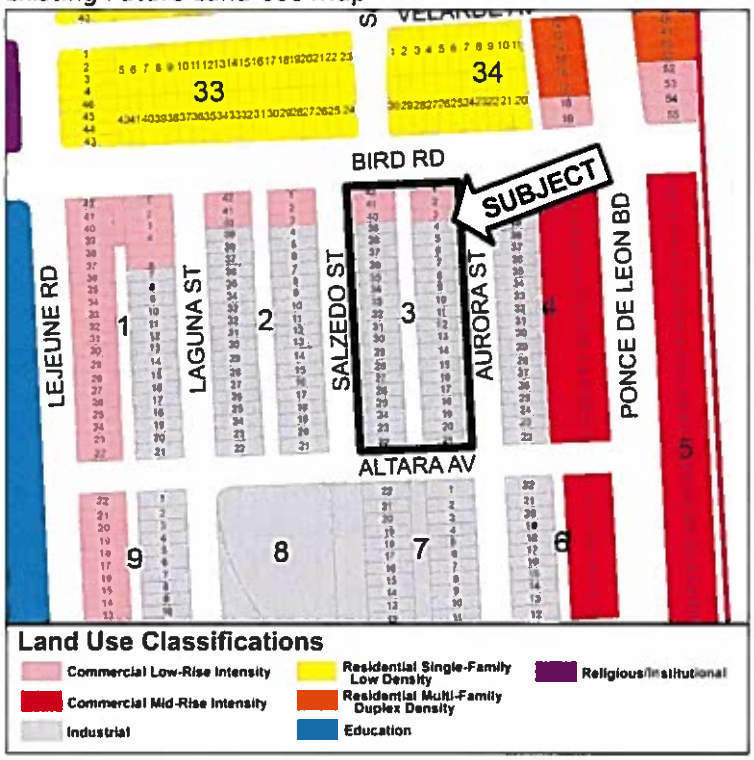
Existing Property Designations

Comprehensive Plan Map designation	Commercial Low-Rise Intensity; Industrial; Mixed Use Overlay District (MXOD)
Zoning Map designation	Commercial District (C); Industrial District (I); North Industrial Mixed Use District (MXD)
Mixed Use Overlay District (MXOD)	Yes - North Industrial Mixed Use District (MXD)
Mediterranean Architectural District	Yes – Mandatory Mediterranean architecture style
Coral Gables Redevelopment Infill District	Yes

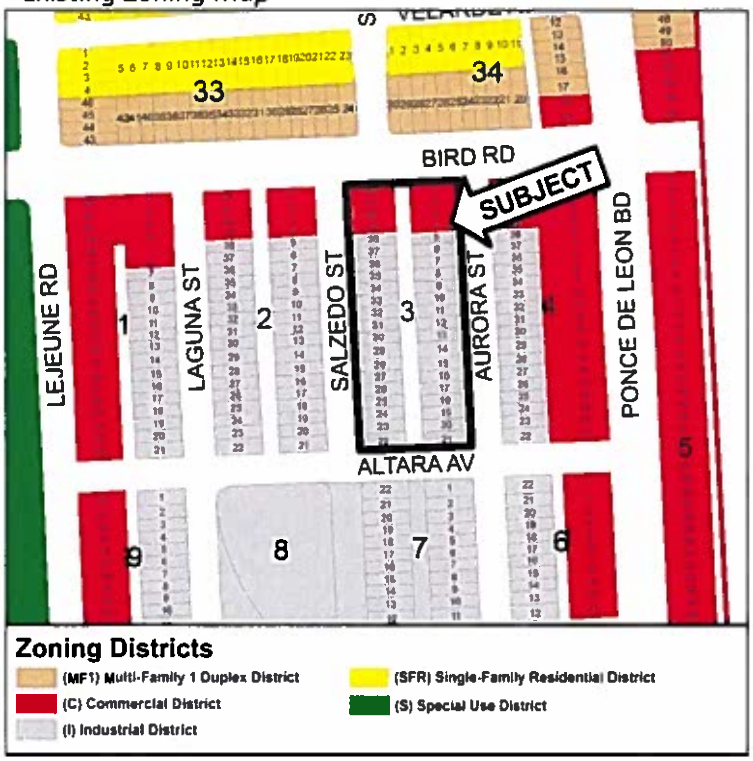
Surrounding Land Uses

LOCATION	EXISTING LAND USES	CP DESIGNATIONS	ZONING DESIGNATIONS
North	2 story duplexes	Single-Family Low Density	Multi-Family 1 Duplex (MF1)
South	Village of Merrick Park multi-family mid-rise buildings	Industrial; Mixed Use Overlay District	Industrial (I) ; North Industrial Mixed Use District (MXD)
East	The Collection commercial mid-rise building	Commercial Low-Rise Intensity; Commercial Mid-Rise Intensity; Industrial; Mixed Use Overlay District	Commercial (C); Industrial (I); North Industrial Mixed Use District (MXD)
West	Village Place mid-rise mixed use building	Commercial Low-Rise Intensity; Industrial; Mixed Use Overlay District	Commercial (C); Industrial (I); North Industrial Mixed Use District (MXD)

Existing Future Land Use Map



Existing Zoning Map



3. APPLICANT'S PROPOSAL

Mixed Use Site Plan

Mixed-Use Regulations

The purpose of the Mixed Use District is to encourage the construction of residential mixed-use projects that support a pedestrian-friendly environment within urban areas of Coral Gables. The applicant benefits from the option to construct residential development in urban areas, while the City benefits from mandatory architectural features that enhance the beauty and the walkability of those urban areas.

The architecture throughout the project follows the rules of classical proportion, scale, rhythm, and hierarchy, resulting in harmonious facades and vantage points that are representative of George Merrick's vision for Coral Gables Mediterranean style. Highlights of the project include a classically-proportioned pedestrian arcade along Bird Road, a cross-block pedestrian paseo from Salzedo Street to Aurora Street, live-work frontages along Salzedo Street and Aurora Street, neighborhood retail frontages with a loggia fronting Altara Avenue, and towers that create a memorable skyline in the Industrial District.

As depicted in the Executive Summary of this Staff Report, the proposed project meets and exceeds the intent of the Mixed Use provisions of the Zoning Code by providing high quality architecture, in particular at the street level, therefore promoting pedestrian activity in the Industrial District.

Mediterranean Architectural Style and Mediterranean Bonus

Mediterranean architectural style is required for mixed use projects located within the MXOD. The proposed project received preliminary approval which included Mediterranean architectural style approval from the Board of Architects on 08.28.14, and received approval of Mediterranean Bonus on 02.26.15.

A summary of the project is provided in the Applicant's Zoning Information Sheet submitted with the application and is presented in the following tables.

Site Plan Information

TYPE	PROPOSED
Retail square footage	36,460 sq. ft.
Residential unit total	126 units (45 units/acre)
Live/Work	14 units
One bedroom	28 units
Two bedroom	32 units
Three bedroom	48 units
Four bedroom	4 units

Setbacks

TYPE	REQUIRED	PROPOSED
Front (Aurora Street and Salzedo Street)	0 ft. (Setback Relief)	Varies, Complies
Side street (Bird Road and Altara Avenue)	0 ft. (Setback Relief)	Varies, Complies

Parking

ONSITE PARKING		
USES	REQUIRED	PROPOSED
Residential units	222 spaces	---
Live/work units	30 spaces	
Retail use	128 spaces	---
Total on-site mixed use parking	380 spaces	568 spaces
Additional parking above required	---	188 spaces
Proposed tandem parking	---	53 tandem* (106 spaces)
Existing on-street and alleyway parking		58 spaces
Proposed on-street parking (alleyway parking eliminated)		16 spaces
Net on-street parking gain/(loss)		(-42 spaces)

** Each set of tandem spaces are assigned to one (1) residential unit.*

A Preliminary Zoning Analysis was prepared by the Planning and Zoning Division for the project and is provided as Attachment B. The Zoning Analysis indicates that the project complies with Zoning Code requirements for a Mixed-Use project.

Zoning Code Text Amendment

The Applicant is proposing to amend Zoning Code Section 4-201 Mixed Use District provisions to allow requests for additional habitable and non-habitable (architectural features) building height for proposed mixed-use projects located within a designated Mixed Use Overlay District (MXOD) with an underlying Industrial District (I) zoning designation. It is proposed that these Zoning Code amendments be applied to the mixed-use project submitted concurrently with this Application referred to as "The Collection Residences." The specific amendments proposed by the applicant are provided in strike-through/underline format in the submitted Application (see page 9 of Attachment A). Staff recommends a modified version of these text amendments, included in strikethough / underline format below:

Section 4-201.E.6. Height
The maximum allowable building height(s), subject to satisfying Article 3, Division 4, Conditional Uses, for habitable space for the following underlying zoning designations and uses may be granted as follows:

- Commercial Limited District: Up to and including seventy-five (75) feet.
- Commercial District: Up to and including one-hundred (100) feet.
- Industrial District: Up to and including one-hundred (100) feet.
- Manufacturing uses: Up to and including forty-five (45) feet.

For properties which have an underlying zoning designation of Industrial, the City Commission may approve up to an additional twenty (20) feet of habitable building height upon finding that the proposed building complies with the following criteria:

1. The building has no more than ten (10) stories.
2. The additional building height is for the purpose of providing increased floor to ceiling height in residential units.
3. The additional building height enhances the building's aesthetics and the aesthetics of the surrounding area.
4. The additional building height does not result in increased density or floor area.

Section 4-201.E.7. Heights of architectural elements, etc.
The maximum allowable height(s), subject to satisfying Article 3, Division 4, Conditional Uses, of architectural elements, spires, bell towers, elevator housings or similar non-habitable structures for the following underlying zoning designations and uses may be granted as follows:

- Commercial Limited District: Up to and including fifteen (15) feet.
- Industrial and Commercial Districts: Up to and including twenty-five (25) feet.
- Manufacturing uses: Up to and including ten (10) feet.

For properties which have an underlying zoning designation of Industrial and obtain approval from the City Commission for additional habitable space height pursuant to Section 4-201(E)(6), the City Commission may approve architectural elements not to exceed a height of 190'6" from established grade, upon finding that the proposed architectural element enhances the building's aesthetics and the aesthetics of the surrounding area.

Section 4-201.E.8. Height adjoining residential uses.
Properties which are adjacent to residential district designations shall be limited to a maximum height (habitable space) of forty-five (45) feet within one hundred (100) feet of the adjacent right-of-way line. Ten (10) additional feet are permitted for roof top architectural elements, etc. above the habitable height.

For properties that obtain approval from the City Commission for additional habitable space height pursuant to Section 4-201(E)(6), the City Commission may approve rooftop architectural elements not to exceed twenty-five feet (25') beyond habitable height for that portion of the property which is adjacent to residential district designations, upon finding that the proposed rooftop architectural element enhances the building's aesthetics and the aesthetics of the surrounding area, and that such increased height will not have a negative impact on adjacent residential uses.

The proposed amendments would allow an Applicant to make a request for up to an additional twenty (20) feet of habitable building height above the one hundred (100) foot maximum permitted building height, and to increase the maximum permitted height of architectural features based on the aesthetics and design (maximum height not designated). It is proposed that any increase would be required to comply with specific criteria itemized in the Zoning Code's Mixed Use District provisions, and subject to site plan review at public hearings with recommendation by the Planning and Zoning Board and approval by the City Commission.

Staff comments: The building height of the mixed use project submitted concurrently with this Application is not allowed by Code. The proposed Zoning Code text amendments would require a change in policy which would establish a precedent for future development within the North and South Industrial Mixed Use Districts. Planning Staff had concerns regarding the overall effect the additional height will have on the physical design of these designated Mixed Use Overlay Districts, and requested that the Applicant address this issue. The Applicant's response is provided in the submitted Application (see Attachment A, page 10), and is summarized as follows:

- The text amendment will allow increased floor-to-floor heights for residential units, which will allow better quality product, an enhanced tax base, and more aesthetically pleasing buildings.
- The text amendment will allow increased height for rooftop architectural elements, which will allow more aesthetically pleasing buildings.
- The text amendment will not result in additional FAR or density in the Industrial Mixed-Use District.
- The allowable heights proposed in the Zoning Code text amendment are in scale and character with the surrounding mixed-use neighborhood.

Public Alleyway Vacation and Dedication of Public Easement

The Applicant has requested the vacation of a 30' wide and 535' long public alleyway (16,050 square feet) that bisects the block (Bird Road to Altara Avenue). Vacation of the public alleyway will allow the Applicant to utilize the entire block as a single, unified mixed use development. This request would include the area of the vacated alleyway towards the maximum permitted FAR (square footage) of the building.

As part of the Alley Vacation application, the applicant has proffered the dedication of a cross-block public easement (20,280 square feet) between Aurora Street to Salzedo Street for access to on-site parking and delivery areas serving the building, and for public services vehicles. (See Attachment A, page 13) The public easement would be recorded in the public record prior to the issuance of a Certificate of Occupancy (CO) for the new building. The new building would be constructed over the proposed cross-block public easement, with a minimum clearance of sixteen feet (16') as required by the Public Works Department. In addition to the cross-block public easement, the applicant is proffering pedestrian improvements throughout the North Industrial Mixed-Use District. (See Attachment A, pages 14 and 15.)

4. FINDINGS OF FACT

Mixed Use Site Plan

Mixed Use District (MXD) Purpose and Objectives

The MXD and MXOD were created to encourage mixed-use development that specifically provides for residential development which was previously not a permitted use within the geographic area of Bird Road, LeJeune Road, U.S. Highway One and Ponce De Leon Boulevard. The regulations are voluntary and property owners who choose to develop under these regulations are required to undergo the City Site Plan and Conditional Use public hearing process.

Zoning Code, Division 2, Overlay and Special Purpose Districts, Section 4-201, "Mixed Use District - Purpose" provides for the following:

1. *Provide the method by which tracts of land may be developed as a planned unified project rather than on a lot-by-lot basis as provided for in the City's other regulations.*
2. *Provide for residential uses at higher densities in exchange for public realm improvements.*
3. *Provide maximum design freedom by permitting property owners an opportunity to more fully utilize the physical characteristics of the site through modified development regulations and the planned mixing of uses.*
4. *Require that property within the District will be developed through a unified design providing continuity among the various elements causing a better environment.*
5. *Create a diversity of uses within walking distance, including but not limited to: residential, offices, workplaces, neighborhood commercial, and public open spaces.*
6. *By organizing appropriate building densities, public transit will be further strengthened as an alternative to the use of private vehicles.*
7. *Provide a strong emphasis on aesthetics and architectural design through the use of the regulations and the planned mixing of uses to establish identity, diversity and focus to promote a pedestrian friendly environment.*

Staff comments: The compliance of the Applicant's plans with the mixed-use requirements and performance standards set out in Zoning Code Section 4-201 (D) through (M) has been evaluated and is provided in the Preliminary Zoning Analysis prepared by the Planning and Zoning Division provided as Attachment B (located in Tab 4 of the staff report binder). That analysis determined that the proposal satisfies the Code's requirements for a mixed use project.

Conditional Use Review Criteria

Planning Staff's review of the criteria set out in Section 3-408, "Standards for Review" is as follows:

STANDARD	STAFF EVALUATION
1. The proposed conditional use is consistent with and furthers the goals, objectives and policies of the Comprehensive Land Use Plan and furthers the purposes of these regulations and other City ordinances and actions designed to implement the Plan.	**Yes.** As concluded in this report, this Application is "consistent" with the CP's Goals, Objectives and Policies with the recommended conditions of approval and site plan provisions incorporated by the Applicant which address the City objectives for encouraging mixed use development within the area bounded by Bird Road, LeJeune Road, U.S. Highway One and Ponce de Leon Boulevard. The geographic area encompasses a large area that is served by numerous residential, commercial, retail and office uses. The area is served by the Coral Gables Trolley and regional Miami-Dade Metrorail at Douglas Station.
2. The available use to which the property may be put is appropriate to the property that is subject to the proposed conditional use and compatible with existing and planned uses in the area.	**Yes.** The subject property is located within the MXOD North Industrial District which allows for the voluntary development of this property as a mixed use project with predominately residential units. The project is similar and complimentary to existing mixed use projects in the area and those which are being planned and under construction.
3. The proposed conditional use does not conflict with the needs and character of the neighborhood and the City	**Yes.** The subject property is surrounded on three sides by properties with commercial and industrial land use designations, and is surrounded by three (3) existing mid-rise commercial and mixed-use developments including The Collection (east), Village of Merrick Park (south) and Village Place (west). Bird Road serves as an arterial transportation corridor and physical boundary for the Industrial District. The redevelopment of this property as a mixed use project fulfills the objectives of the City to attract mixed use developments to the area and the creation of a pedestrian oriented urban environment. The ground floor pedestrian amenities included in the project will enhance the redevelopment of the Industrial District.
4. The proposed conditional use will not adversely or unreasonably affect the use of other property in the area.	**Yes.** The existing Village of Merrick Park mixed-use project is located south of this site, and The Collection and Village Place projects are located to the east and west respectively. The Village of Merrick Park and Village Place developments are mixed use projects that include residential, retail and office uses. The Applicant's proposal is consistent with the underlying land use designation as it will not adversely or unreasonably affect the use of other adjoining, adjacent and

STANDARD	STAFF EVALUATION
	contiguous properties in the area. Conditions of approval are recommended that mitigate potential negative impacts created during construction, and after the project has been included. These include conditions that regulate the closure of streets around the project site during construction, designation of a construction information/contact person, restrictions on illuminated signage and exterior building lighting, and the provision of public realm/landscaping improvements, streetscape improvements and other off-site improvements that would otherwise not have been realized.
5. The proposed use is compatible with the nature, condition and development of adjacent uses, buildings and structures and will not adversely affect the adjacent uses, buildings or structures	**Yes.** The planned redevelopment of this property as a mixed-use project is compatible and complies with the intent of the MXD and MXOD provisions and design criteria, and is consistent with the redevelopment occurring in the surrounding district. The height of the project along Bird Road is low-rise commercial as identified in the Comprehensive Plan, and as required for commercial development adjacent to (across the street from) existing duplex properties.
6. The parcel proposed for development is adequate in size and shape to accommodate all development features.	**Yes.** The subject property is larger than the minimum 10,000 square foot size for a mixed use project within an approved MXD and MXOD. The Planning and Zoning Division's Preliminary Zoning Analysis indicates the project meets all Zoning Code requirements and design criteria (see Attachment B).
7. The nature of the proposed development is not detrimental to the health, safety and general welfare of the community.	**Yes.** Commercial and industrial zoned properties surround the project site, and the height of the project along Bird Road satisfies the property's underlying Commercial Low-Rise land use designation, and as required for commercial development adjacent to (across the street from) existing duplex properties. The proposed project is consistent with the stated goals and objectives for mixed use redevelopment in the area. The redevelopment of this property as a mixed use project fulfills the objective of the City to attract retail, office, and residential developments to the area and to create a pedestrian oriented urban environment. The ground floor pedestrian amenities enhance the redevelopment of the Industrial District.
8. The design of the proposed driveways, circulation patterns and parking is well defined to promote vehicular and pedestrian circulation.	**Yes.** All vehicular parking for the project is located within the confines of the building and service access and areas are enclosed. Both are physically separated from pedestrian circulation around the perimeter of the project. A pedestrian paseo is provided to encourage and facilitate pedestrian

STANDARD	STAFF EVALUATION
	circulation through and around the project site and surrounding district. The existing alley that bisects the project site is proposed to be vacated and the Applicant proposes an alternative public easement to provide for continued service and vehicular circulation. Submittal of a Public Easement Maintenance and Access Agreement, as proffered by the Applicant, provides for the Applicant's payment of the costs of maintaining the public vehicular easement (the relocated public alleyway) and the provision of clear and unrestricted public access along and through this easement at all times.
9. The proposed conditional use satisfies the concurrency standards of Article 3, Division 13 and will not adversely burden public facilities, including the traffic-carrying capacities of streets, in an unreasonable or disproportionate manner.	**Yes.** The proposed project was reviewed by the Zoning Division for concurrency, and it was found that there is adequate infrastructure including water, sewer, open space, parks and recreation facilities available to support the project.

Traffic Study

The property is located in the Gables Redevelopment Infill District (GRID), which was created to encourage urban infill development by exempting projects from concurrency analysis for traffic capacity. The Traffic Study submitted with the application has been reviewed and approved by the Public Works Department and the City's traffic consultant. All traffic issues identified in the City review process have been satisfied and provided on the Applicant's plans (see Attachment A, pages 61-74).

Concurrency Management

This project has been reviewed for compliance with the City's Concurrency Management program. The Concurrency Impact Statement (CIS) for the project indicates that there is adequate infrastructure available to support the project. A copy of the CIS is provided with the submitted Application for review (see Attachment A, page 93).

Public School Concurrency Review

Pursuant to the Educational Element of the City's Comprehensive Plan, Article 3, Division 13 of the Zoning Code, and State of Florida growth management statute requirements, public school concurrency review is required prior to final Board of Architects review for all applications for development approval in order to identify and address the impacts of new residential development on the levels of service for public school facilities. For a residential development to secure a building permit, adequate school capacity

must be available or scheduled to be under actual construction within three years of the final approval. If capacity is not available, the developer, school district and affected local government must work together to find a way to provide capacity before the development can proceed. A letter issued by the Miami-Dade County Public School Board dated 07.29.14 states the proposed project had been reviewed and that the required Level of Service (LOS) standard had been met and that school capacity has been reserved for a period of one year. A copy of that letter is provided with the application for review (see Attachment A, page 96).

Art in Public Places Program

The Applicant is required to satisfy the City's Art in Public Places program by either providing public art on site, or providing a contribution to the Art in Public Places Fund. The Applicant must comply with all City requirements for Art in Public Places, which will include having the proposed artist and concept reviewed by the Arts Advisory Panel and Cultural Development Board, and Board of Architects approval before being submitted to the City Commission. A preliminary concept for the location and type of art that will be provided is included in Attachment A, page 49. The Planning and Zoning Division supports the concept of an architectural frieze that is incorporated into the building design on the Altara façade of the building.

Off-site improvements and Undergrounding of Overhead Utilities.

The provisions in Zoning Code Section 4-201, Mixed Use District require that all utilities shall be installed underground pursuant to the direction of the Public Works Department. In accordance with that requirement, all utilities within the public right-of-way adjoining the project site will be installed underground. To assist in a cohesive undergrounding of all utilities, in furtherance of satisfying Zoning Code Article 3, more specifically, Division 2, "Overlay and Special Purpose Districts," Section 4-201, "Mixed Use District (MXD)," and Article 4, "Zoning Districts," Division 4, "Conditional Uses," Section 3-408, "Standards for review," the Applicant has proffered to underground all existing overhead utilities and to relocate all utilities from the existing alley to the right-of-way of Salzedo Street (See Attachment A, pages 79-83).

The Zoning Code Streetscape Master Plan requires the installation of various improvements (i.e. landscaping, landscape islands, bulb outs, curbing, drainage, etc.) within the rights-of-way adjoining all property boundaries. Placement of these improvements cannot be accommodated on Bird Road without removal of a travel lane. Therefore, the Applicant has proffered to provide intersection improvements at all four intersections immediately adjacent to the project, including decorative pavers at each side of the intersections, decorative pavers at each crosswalk, benches, and landscaping. (See Attachment A, page 58.)

Zoning Code Text Amendment

Zoning Code Section 3-1405 provides standards for review of proposed text amendments, and specifies that the Planning and Zoning Board shall not recommend adoption of, and the City Commission shall not adopt, text amendments to the Zoning Code unless they satisfy specific criteria. City Staff has found that the proposed text amendment satisfies those criteria as follows:

STANDARD	STAFF EVALUATION
1. Promotes the public health, safety, and welfare.	**Complies.** The proposed Zoning Code text amendment allows residential units with taller floor to ceiling height, which promotes improved access to light and ventilation.
2. Does not permit uses the Comprehensive Plan prohibits in the area affected by the district boundary change or text amendment.	**Complies.** The proposed Zoning Code text amendment does not affect permitted uses.
3. Does not allow densities or intensities in excess of the densities and intensities which are permitted by the future land use categories of the affected property.	**Complies.** The proposed Zoning Code text amendment does not affect permitted FAR or density.
4. Will not cause a decline in the level of service for public infrastructure which is the subject of a concurrency requirement to a level of service which is less than the minimum requirements of the Comprehensive Plan.	**Complies.** The proposed Zoning Code text amendment will not result in additional permitted FAR or density in the area and will not affect concurrency planning.
5. Does not directly conflict with an objective or policy of the Comprehensive Plan.	**Complies.** The proposed Zoning Code text amendment does not directly conflict with the Comprehensive Plan.

Staff comments: Staff has determined that the proposed mixed use project submitted concurrently with this Application referred to as "The Collection Residences" is generally "consistent" with the CP Goals, Objectives and Policies that are identified based upon compliance with conditions of approval recommended by Staff, and proffered by the Applicant. The Concurrency Impact Statement issued by the City indicates that there will not be a decline in level of service for public infrastructure. The proposed use (commercial mixed use) is permitted in the area, and the amendment would only increase allowable height and not increase maximum permitted FAR or density.

Alley Vacation and Dedication of Public Easement

City Code Chapter 62, Article VIII, "Vacation, Abandonment and Closure of Streets, Easements and Alleys by Private Owners and the City; Application Process" requires that the Public Works Department shall review all applications for the vacation of a public right-of-way in accordance with criteria set forth in City Code Sections 62-259 and 62-262, and shall provide a recommendation to the Planning and Zoning Board.

Zoning Code, Article 3, Division 12, Section 3-1203, "Standards for review" provides the standards for review for the proposed vacations, abandonment or closure of public streets and alleyways. Review and recommendation is required by both the Public Works Department and the Development Review Committee (DRC), which is forwarded to the Planning and Zoning Board. The proposal was presented to the DRC at a meeting held on 09.26.14. Both the Public Works Department and DRC had no objection and supported this proposal.

Pursuant to the City Code requirements, the Public Works Department recommends approval of the proposed alley vacation, subject to all of the following conditions:

1. The applicant grants to the City by Deed of Dedication absolute rights of public ingress and egress and of all utilities whatever interests they need.
2. Applicant must provide legal description for the required substitute easement running East – West from Aurora Street to Salzedo Street. A minimum width of twenty feet (20') is required, and a minimum vertical clearance of sixteen feet (16') extending the full length and width of the easement should be provided.
3. That all vehicle turning radius be adequate for all vehicles that would normally or occasionally use the alley.
4. Applicant is responsible for the relocation of the existing utilities in the proposed alley to be vacated in accordance to the requirements of the affected utility companies.
5. Applicant must seek approval and permit from Florida Department of Transportation for proposed improvements on Bird Road.
6. Applicant must seek Commission approval and provide fully executed hold harmless agreement or restrictive covenant for all proposed encroachments into, onto, under and over the City's rights-of-way.

The full report and recommendation is provided as Attachment C.

The standards provided in Zoning Code Section 3-1203, "Standards for review" and the Applicant's response to each standard is as follows:

"The Zoning Code specifies that applications for the abandonment and vacation of public streets, alleyways and other non-fee interests may be approved provided the following is demonstrated:

STANDARD FOR REVIEW	STAFF FINDING
Provides some benefit to the public health, safety, welfare, or convenience, but the overall benefit anticipated to result from the abandonment outweighs the specific benefit derived from the non-fee property interest, in that the vacation or abandonment will not frustrate any comprehensive plan, special purpose plan, or capital improvement program of the City.	The alley is currently being used for its intended purpose, which will cease once all existing buildings on this block are demolished and the entire block is developed as one unified parcel. The project is designed so that delivery of goods and services, trash pick-up and vehicular circulation are maintained and conducted internal to the structure, or within enclosed service bays. Submittal of a Public Easement Maintenance and Access Agreement as proffered by the Applicant provides for the Applicant's payment of the costs of maintaining the public vehicular easement (the relocated public alleyway) and the provision of clear and unrestricted public access along and through this easement at all times.
The vacation or abandonment will not interfere with any planning effort of the City that is underway at the time of the application but is not yet completed.	The City does not have any planning effort underway that identifies this alleyway for future use.
The vacation or abandonment will provide a material public benefit in terms of promoting the desired development and improves the City's long-term fiscal condition and the applicant provides beneficial mitigation in the form of a proffered mitigation plan which mitigates the loss of real property, the increase in the intensity of use and/or impacts on the public health, safety and welfare including increased parking and traffic."	The alley vacation is part of The Collection Residences mixed-use project in the Industrial District. This is a desired development that improves the City's long-term fiscal condition. The applicant proposes a public access easement and maintenance agreement providing for the cost of maintaining the public vehicular easement (relocated public alleyway) and the provision of clear and unrestricted public access along and through the easement at all times.

Consistency Evaluation of the Comprehensive Plan (CP) Goals, Objectives and Policies

This section provides those CP Goals, Objectives and Policies applicable to the Application and the determination of consistency:

REF. NO.	COMPREHENSIVE PLAN GOAL, OBJECTIVE AND POLICY	STAFF REVIEW
1.	**Goal FLU-1.** Protect, strengthen, and enhance the City of Coral Gables as a vibrant community ensuring that its neighborhoods, business opportunities, shopping, employment centers, cultural activities, historic value, desirable housing, open spaces, and natural resources make the City a very desirable place to work, live and play.	Complies
2.	**Objective FLU-1.1.** Preserve Coral Gables as a "placemaker" where the balance of existing and future uses is maintained to achieve a high quality living environment by encouraging compatible land uses, restoring and protecting the natural environment, and providing facilities and services which meet or exceed the minimum Level of Service (LOS) standards and meet the social and economic needs of the community through the Comprehensive Plan and Future Land Use Classifications and Map (see FLU-1: Future Land Use Map).	Complies
3.	**Objective FLU-1.2.** Efforts shall continue to be made to control blighting influences, and redevelopment shall continue to be encouraged in areas experiencing deterioration.	Complies
4.	**Policy FLU-1.3.3.** Non-residential uses designated in the Comprehensive Plan which cause significant noise, light, glare, odor, vibration, dust, hazardous conditions or industrial traffic, shall provide buffering such as landscaping, walls and setbacks, when located adjacent to or across the street from incompatible uses such as residential uses.	Complies
5.	**Policy FLU-1.1.5.** Mixed-Use land use classifications (Land use descriptions provided herein are general descriptions, refer to underlying/assigned Zoning Classification for the list of permitted uses) as presented in Table FLU-4., entitled "Mixed-Use land use".	Complies
6.	**Policy FLU-1.7.1.** Encourage effective and proper high quality development of the Central Business District, the Industrial District and the University of Miami employment centers which offer potential for local employment in proximity to protected residential neighborhoods.	Complies
7.	**Policy FLU-1.7.2.** The City shall continue to enforce the Mediterranean architectural provisions for providing incentives for infill and redevelopment that address, at a minimum, the impact on the following issues: • Surrounding land use compatibility. • Historic resources. • Neighborhood Identity. • Public Facilities including roadways. • Intensity/Density of the use. • Access and parking. • Landscaping and buffering.	Complies
8.	**Policy FLU-1.9.1.** Encourage balanced mixed use development in the central business	Complies

REF. NO.	COMPREHENSIVE PLAN GOAL, OBJECTIVE AND POLICY	STAFF REVIEW
	district and adjoining commercial areas to promote pedestrian activity and provide for specific commitments to design excellence and long term economic and cultural vitality.	
9.	**Objective FLU-1.11.** Maintain a pattern of overall low density residential use with limited medium and high density residential uses in appropriate areas to preserve the low intensity and high quality character of the residential neighborhoods.	Complies
10.	**Policy FLU-1.11.1.** Maintain and enforce effective development and maintenance regulations through site plan review, code enforcement, and design review boards and committees.	Complies
11.	**Goal DES-1.** Maintain the City as a livable city, attractive in its setting and dynamic in its urban character.	Complies
12.	**Objective DES-1.1.** Preserve and promote high quality, creative design and site planning that is compatible with the City's architectural heritage, surrounding development, public spaces and open spaces.	Complies
13.	**Policy DES-1.1.3.** Ensure that the design of buildings and spaces in historic areas of the City complements, is compatible with, does not attempt to imitate and does not undermine the City's historic character.	Complies
14.	**Policy DES-1.1.5.** Promote the development of property that achieves unified civic design and proper relationship between the uses of land both within zoning districts and surrounding districts, by regulating, limiting and determining the location, height, density, bulk and massing, access to light and air, area of yards, open space, vegetation and use of buildings, signs and other structures.	Complies
15.	**Policy DES-1.1.6.** Maintain the character of the residential and nonresidential districts, and their peculiar suitability for particular uses.	Complies
16.	**Policy DES-1.2.1.** Continue the award of development bonuses and/or other incentives to promote Coral Gables Mediterranean design character providing for but not limited to the following: creative use of architecture to promote public realm improvements and pedestrian amenities; provide a visual linkage between contemporary architecture and the existing and new architectural fabric; encourage landmark opportunities; and creation of public open spaces.	Complies
17.	**Policy DES-1.2.2.** Require that private development and public projects are designed consistent with the City's unique and historical Mediterranean appearance in balance with contemporary architecture.	Complies
18.	**Objective DES-1.3.** Encourage high quality signage that is attractive, appropriately located and scaled, and balances visibility with aesthetic needs.	Complies
19.	**Objective HOU-1.5.** Support the infill of housing in association with mixed use	Complies

REF. NO.	COMPREHENSIVE PLAN GOAL, OBJECTIVE AND POLICY	STAFF REVIEW
	development.	
20.	**Policy HOU-1.5.2.** Encourage residential mixed use as a means of increasing housing supply within the Downtown/Central Business District/Mixed Use Development Overlay Area, thereby promoting increase in commercial and retail activity, increased use of transit, reduction of auto dependency, in association with minimizing visual and physical impacts of nearby lower density areas.	Complies
21.	**Objective MOB-1.1.** Provide solutions to mitigate and reduce the impacts of vehicular traffic on the environment, and residential streets in particular with emphasis on alternatives to the automobile including walking, bicycling, public transit and vehicle pooling.	Complies
22.	**Policy MOB-1.1.1.** Promote mixed use development to provide housing and commercial services near employment centers, thereby reducing the need to drive.	Complies
23.	**Policy MOB-1.1.2.** Encourage land use decisions that encourage infill, redevelopment and reuse of vacant or underutilized parcels that support walking, bicycling and public transit use.	Complies
24.	**Policy MOB-1.1.3.** Locate higher density development along transit corridors and near multimodal stations.	Complies
25.	**Policy MOB-1.1.5.** Improve amenities within public spaces, streets, alleys and parks to include the following improvements: seating; art; architectural elements (at street level); lighting; bicycle parking; street trees; improved pedestrian crossing with bulb-outs, small curb radii, on-street parking along sidewalks, pedestrian paths and bicycle paths to encourage walking and cycling with the intent of enhancing the feeling of safety.	Complies
26.	**Policy MOB-1.1.8.** Protect residential areas from parking impacts of nearby nonresidential uses and businesses and discourage parking facilities that intrude, impact and increase traffic into adjacent residential areas.	Complies
27.	**Policy MOB-2.7.1.** The City shall, via the review of development projects and city transportation improvement projects, conserve and protect the character and livability of all residential neighborhoods by preventing the intrusion of through vehicles on local and collector streets. The City shall discourage through traffic in neighborhoods and may incorporate traffic management and calming measures including, but not limited to, signage, landscape design, traffic calming devices and roadway design.	Complies
28.	**Policy MOB-2.8.1.** The City shall continue implementation and further strengthen the City's existing land development regulations requiring the placement of landscaping within rights-of-way to complete the following: • Promote expansion of the City's existing tree canopy. • Provide screening of potentially objectionable uses. • Serve as visual and sound buffers. • Provide a comfortable environment for pedestrian walking (walkability) and other	Complies

REF. NO.	COMPREHENSIVE PLAN GOAL, OBJECTIVE AND POLICY	STAFF REVIEW
	activities. • Improve the visual attractiveness of the urban and residential areas (neighborhoods).	
29.	**Policy MOB-2.8.2.** The City is its development of the downtown and and/or central business district shall promote the installation of landscaping within the rights-of-way and private properties since the urban fabric will be transformed into a significant urban center as build-out continues pursuant to the established Comprehensive Plan.	Complies

Staff Comments: Staff's determination that this application is "consistent" with the CP Goals, Objectives and Policies that are identified is based upon compliance with conditions of approval recommended by Staff, and proffered by the Applicant. The Applicant's plans address the City objectives for encouraging mixed use development in the Industrial Section.

5. REVIEW TIMELINE AND PUBLIC NOTIFICATION AND COMMENTS

City Review Timeline

The submitted applications have undergone the following City reviews:

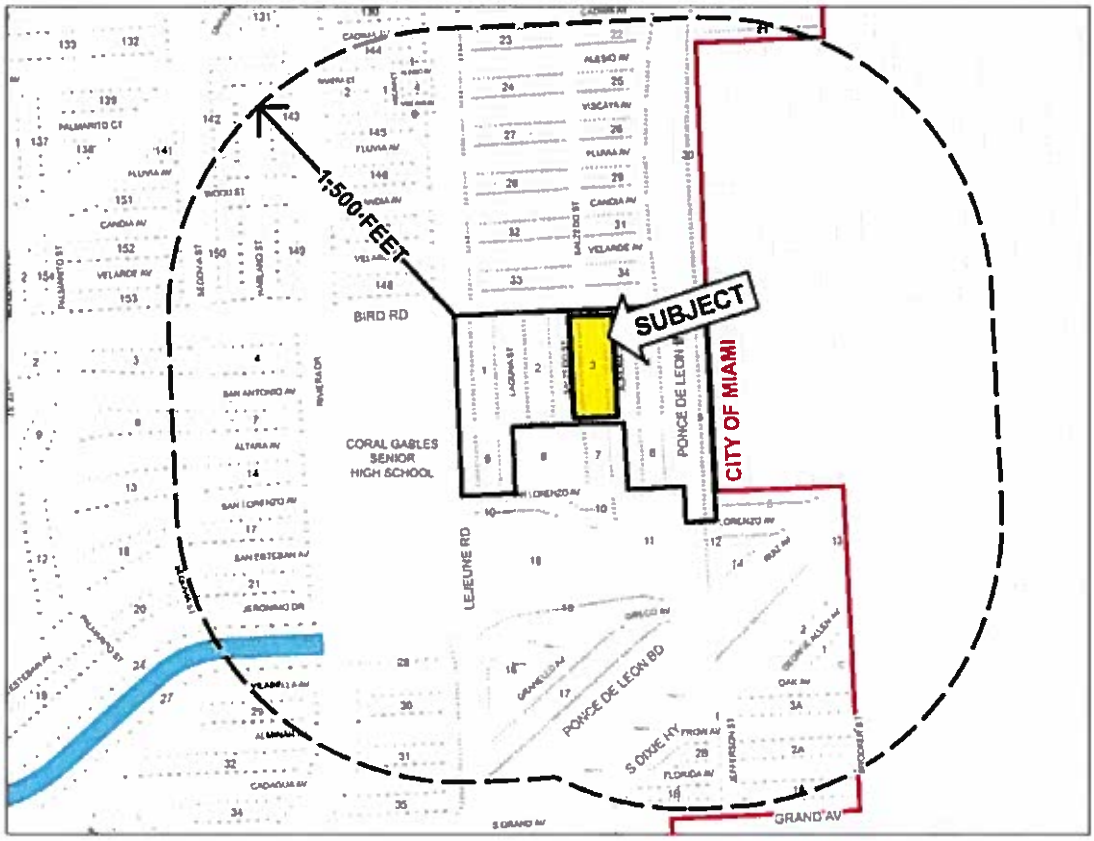
TYPE OF REVIEW	DATE
Development Review Committee (mixed-use project)	12.27.13
Board of Architects (Preliminary Design and Mediterranean Architecture)	08.28.14
Development Review Committee (public alleyway vacation)	09.26.14
Board of Architects (Mediterranean Bonus)	02.26.15
Planning and Zoning Board	03.11.15
City Commission - Zoning Code text amendment and public alleyway vacation (1st reading)	TBD
City Commission - mixed use site plan review (Resolution) and Zoning Code text amendment and public alleyway vacation (2nd reading)	TBD

Public Notification and Comments

The Applicant completed the mandatory neighborhood meeting with notification to all property owners within 1,500 feet of, as well as within, the North Industrial Mixed Use District boundary. In addition, notice was sent to the City of Miami City Manager and Planning and Zoning Department. A summary of the meeting and attendance list is provided in the Applicant's Submittal Package attached as Attachment A.

The Zoning Code requires that a courtesy notification be provided to all property owners within 1,500 feet of the boundary of the entire mixed use district as well as within the boundaries. The notice indicates the following: applications filed; public hearing dates/time/location; where the application files can be reviewed and provides for an opportunity to submit comments. Approximately 918 notices were mailed. A copy of the legal advertisement and courtesy notice are provided as Attachments D and E. A map of the notice radius is provided on the following page.

Courtesy Notification Radius Map



The Public Works Department also mailed a public notice for the alley abandonment and vacation to all properties within 1,000 feet of the perimeter of the property's boundary. This notice is mailed fourteen (14) days prior to the Planning and Zoning Board meeting.

The following has been completed to solicit input and provide notice of the Application:

Public Notice

TYPE	DATE
Applicant neighborhood meeting	10.28.14
City Code public notice-alley abandonment/vacation-1,000 ft. of the property boundary	02.20.15
Zoning Code Courtesy notification-1,500 ft. of the entire MXOD and within MXOD	02.27.15
Sign posting of property	02.27.15
Legal advertisement	02.27.15
Posted agenda on City web page/City Hall	02.27.15
Posted Staff report on City web page	03.06.15

6. STAFF RECOMMENDATION AND CONDITIONS OF APPROVAL

The Planning Division based upon the complete Findings of Fact contained within this Report recommends **approval** of the following subject to all of the conditions of approval as specified herein:

1. *A Resolution of the City Commission of Coral Gables requesting mixed-use site plan review and conditional use review pursuant to Zoning Code Article 4, Division 2, "Mixed Use District (MXD)", for the construction of a mixed use project referred to as "The Collection Residences" on the property legally described as all of Block 3 and the public alleyway, Industrial Section (multiple street addresses), Coral Gables, Florida; including required conditions; providing for an effective date. (Legal descriptions on file at the City)*
2. *An Ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code, Article 4, "Zoning Districts", Division 2, "Overlay and Special Purpose Districts" Section 4-201, "Mixed Use District (MXD)", to allow for proposed mixed use projects located within a designated Mixed Use Overlay District (MXOD) with an underlying zoning designation of Industrial District (I), subject to City Commission approval, the following: 1) up to an additional twenty (20) feet of habitable building height above the one hundred (100) foot maximum permitted building height for the purposes of increased floor-to-ceiling height and aesthetics; and, 2) increase the maximum permitted height of non-habitable architectural features based on the aesthetics and design; providing for severability, repealer, codification and an effective date.*
3. *An Ordinance of the City Commission of Coral Gables requesting vacation of a public alleyway pursuant to Zoning Code Article 3, Division 12, "Abandonment and Vacations", providing for the vacation of the thirty (30) foot wide alley which bisects the entire length of the block, and the dedication of a public cross-block easement on the property legally described as all of Block 3, Industrial Section, Coral Gables, Florida; providing for severability, repealer, codification, and an effective date. (Legal descriptions on file at the City)*

Summary of the Basis for Approval

Staff's support and recommendation of approval of the mixed use site plan, Zoning Code text amendment and public alleyway vacation is subject to all recommended conditions of approval. As enumerated in the Findings of Fact contained herein, Planning Staff finds the Application is in compliance with the CP Goals, Objectives and Policies, Zoning Code and the City Codes subject to all of the following listed conditions of approval.

Conditions of Approval

In furtherance of the Comprehensive Plan's Goals, Objectives and Policies, Zoning Code Article 4, "Zoning Districts," Section 4-201, "Mixed Use District (MXD)" and Article 3, "Development Review," Division 4, "Conditional Uses," and all other applicable Zoning Code and City Code provisions, the recommendation for approval of the Application is subject to all of the following conditions of approval:

1. **Application/supporting documentation.** Construction of the proposed project shall be in substantial conformance with all of the following:
   1. Applicant's submittal package dated 02.27.14 prepared by Arquitectonica.
   2. Traffic Impact Study, dated September 2014, prepared by David Plummer Associates.
   3. All representations proffered by the Applicant's representatives as a part of the review of the Application at public hearings.

2. **Restrictive covenant.** Within thirty (30) days of City Commission approval of the Application, the Applicant, property owner(s), its successors or assigns shall submit a restrictive covenant for City Attorney review and approval outlining all conditions of approval as approved by the City Commission. Failure to submit the draft restrictive covenant within the specified time frame shall render the approval void unless said time frame for submittal of the draft restrictive covenant is extended by the City Attorney after good cause as to why the time frame should be extended.

3. **Bond.** Within 90 days of approval, the property owner, its successors or assigns shall post a bond in favor of the City in an amount determined by the Public Works Director to cover the costs of restoring the property to a clean, safe, and attractive condition in the event that the project is not completed in a timely manner, consistent with the Development Agreement, Site Plan approval, and applicable conditions.

4. **Construction information/contact person.** Prior to the issuance of a City Building Permit for the project, the Applicant, property owner(s), its successors or assigns, shall provide a written notice to all properties within five hundred (500) feet of The Collection Residences project boundaries, providing a specific liaison/contact person including the contact name, contact telephone number and email, to allow communication between adjacent neighbors or interested parties of construction activities, project status, potential concerns, etc.

5. **Vertical clearance.** Prior to the issuance of a City Building Permit for the project, the Applicant, property owner(s), its successors or assigns, shall provide a minimum vertical clearance of sixteen feet (16') along the full length and width of the public easement.

6. **Utility relocation.** Prior to the issuance of a City Building Permit for the project, the Applicant, property owner(s), its successors or assigns, shall secure all required approvals and be responsible for the relocation of existing utilities located in the alley to be vacated in accordance with all applicable City, County, State or outside agency, and or utility company requirements.

7. **Building facade.** No illuminated signage or exterior building lighting shall be permitted above the building's second floor facing north, with the exception of lighting for residential balconies.

8. **Encroachments Plan.** Prior to the City's issuance of a Foundation Permit or any other major Building Permit for the project, Commission approval is required for a special treatment sidewalk, decorative pavers, landscaping, irrigation, street lighting, landscaping lighting and any other encroachments into, onto, under and over the right of way. The above encroachments must be approved by City resolution and a Hold Harmless agreement must be executed.

9. **Art in Public Places.** Prior to the issuance of a City Building Permit for the project, the Applicant, property owner(s), its successors or assigns, shall Comply with all City requirements for Art in Public Places, which will include either a contribution to the Art in Public Places Fund, or having the proposed artist and public art concept be reviewed by the Arts Advisory Panel and Cultural Development Board, and Board of Architects approval before being submitted to the City Commission. The Applicant's compliance with all requirements of the Art in Public Places program shall be coordinated by the Director of Economic and Cultural Development.

10. **Written notice.** Provide a minimum of seventy-two (72) hour written notice to all properties within five hundred (500) feet of The Collection Residences project boundaries of any proposed partial street closure as a result of the project's construction activity. Complete street closure shall be prohibited.

11. **Replacement parking spaces.** The replacement of the forty-two (42) contiguous on-street and public alleyway parking spaces lost as a result of this project shall be provided by the Applicant, property owner, its successors or assigns and located within the project in accordance with the approved plans, shall be unrestricted or gated, shall have appropriate signage, and shall be designated and remain in perpetuity for public use only. Any amendments to the replacement parking plans shall be subject to approval by the Parking Director.

12. **Tandem parking spaces.** Each set of tandem parking spaces within the building shall be assigned to an individual residential unit or leased commercial space within the building, and shall not be designated or used for public parking or parking for retail customers.

13. **Bird Road.** Applicant must seek approval and permit from Florida Department of Transportation for proposed improvements on Bird Road.

14. **Encroachments.** Applicant must seek Commission approval and provide fully executed hold harmless agreement or restrictive covenant for all proposed encroachments into, onto, under and over the City's rights-of-way.

15. **Alley Vacation.** The Public Works Department requires the following in association with the alley vacation application:
    a. The applicant grants to the City by Deed of Dedication absolute rights of public ingress and egress and of all utilities whatever interests they need.

b. That a minimum width of twenty feet (20') and a minimum vertical clearance of sixteen feet (16') extending the full length and width of the easement shall be provided above the substitute easement.
c. That all vehicle turning radius be adequate for all vehicles that would normally or occasionally use the alley.
d. That the cost of removal and/or relocation of any and all utilities, including storm and sanitary sewers, installation of any required drainage facility, removal of curbs or abandoned concrete approaches and sidewalks and the paving and construction of the substitute easement shall be borne by the applicant whose actions necessitate such expense.
e. That the substitute easement shall be constructed in accordance with the specifications of the Public Works Department of the City and the plans for such construction shall be submitted to and shall be subject to approval by the Public Works Department. The permits and inspections for such construction shall be handled in the same manner as the paving for streets and alleys.
f. That the City of Coral Gables shall have the right to exercise the same control over the substitute easement as if the same were a dedicated alley and the acceptance and approval of such easements shall in no way relieve the applicant from complying with any and all regulations pertaining to alleys including but not limited to the building, zoning and other applicable regulations.
g. That the substitute easement shall at all times be kept free and clear of any and all encroachments and obstructions, including but not limited to, motor vehicles, trucks, trailers, debris, stoops, waste containers, and the like, and the City shall have the authority to monitor and enforce same.
h. That the use of the vacated property shall be limited to the same uses as to which the adjacent properties are zoned.
i. That the reversionary rights to the portion of the alley vacated shall revert to the owners abutting on each side of the vacated alley.

16. **Right-of-way and public realm improvements.** Prior to the issuance of the first Temporary Certificate of Occupancy (CO) for the project, the Applicant, property owner, its successors or assigns shall install all right-of-way improvements and all landscaping, public realm and streetscape improvements identified on the Applicant's approved plans, subject to review and approval by the Directors of Public Works, Public Service and Planning and Zoning. Any changes to and departures from the right-of-way and public realm improvements identified on the Applicant's approved plans and associated detail plans and specifications via the permitting process shall be subject to review and approval by Directors of Public Works, Public Service, Planning and Zoning, and Parking.

17. **Undergrounding of overhead utilities.** Prior to the issuance of the first Temporary Certificate of Occupancy (CO) for the project, the Applicant, property owner, its successors or assigns shall, in accordance with Zoning Code Article 4, "Zoning Districts," more specifically, Section 4-201, "Mixed use District (MXD)," Table 1, sub-section L, "Utilities," submit all necessary plans and documents, and shall complete, at its expense, the undergrounding of all overhead utilities along all public rights-of-way surrounding and abutting the project boundary, subject to review and approval by the Directors of Public Works, Public Service and Planning and Zoning.

18. **Public Easement Maintenance and Access Agreement.** Prior to the issuance of the first Temporary Certificate of Occupancy (CO) for the project, the Applicant, property owner, its successors or assigns shall submit a Public Easement Maintenance and Access Agreement for City Attorney review and approval, which provides for the Applicant's payment of the costs of maintaining the public vehicular easement (the relocated public alleyway) and the provision of clear and unrestricted public access along and through this easement at all times. The agreement shall also state that should the property owner, its successors or assigns fail to meet the terms of the agreement, the City shall complete necessary maintenance and/or access improvements, which costs shall be reimbursed to the City by the property owner. The agreement shall be recorded in the public records for Miami-Dade County, Florida, in the form of a restrictive covenant.

7. ATTACHMENTS

i. Executive Summary. (provided as a cover memo to this Staff Report)
A. Applicant's submittal package dated 02.27.14.
B. 02.10.15 Preliminary Zoning Analysis.
C. 11.13.14 Public Works Alley Vacation Report and Recommendation.
D. 02.27.15 Legal notice.
E. 02.27.15 Courtesy notice mailed to all property owners within 1,500 feet and within the MXOD.
F. Draft Mixed Use Site Plan Resolution.
G. Draft Zoning Code Text Amendment Ordinance.
H. Draft Alley Vacation Ordinance.
I. Powerpoint Presentation.

Please visit the City's webpage at www.coralgables.com to view all Application materials, notices, applicable public comments, minutes, etc. The complete Application and all background information also is on file and available for examination during business hours at the Planning and Zoning Division, 427 Biltmore Way, Suite 201, Coral Gables, Florida, 33134.

Respectfully submitted,

Ramon Trias
Director of Planning and Zoning
City of Coral Gables, Florida

Exhibit D

Attachment A

Attachment A:

- Applicant's 11 x 17 Submittal Booklet
  - attached
- CD of Submittal Booklet PDFs and full Traffic Impact Analysis
  - included in front pocket of Staff Report Binder

Exhibit D

Attachment B: The Collection Residences Preliminary Zoning Analysis

Prepared by Planning and Zoning Division – 02.10.15
Review based on plans dated 01.23.15

Attachment B

Existing designations and site data:

CATEGORY	SITE INFO
Property address	245 Altara Ave, 4104-4112 Aurora St, 250 Bird Rd, and 4101-4111 Salzedo St
Property legal description	All of Block 3, Industrial Section
Existing property uses	Commercial retail and office
Comprehensive Plan Future Land Use Map designation(s)	• Lots 1-3 & 40-42: "Commercial Use, Low-Rise Intensity • Lots 4-39: "Industrial Use" • Lots 4-39: "Mixed-Use Overlay District (MXOD)
Zoning Map designation	• Lots 1-4 & 39-42: (C) Commercial District • Lots 5-38: (I) Industrial District • Lots 1-42: (MXD) North Industrial Mixed-Use District
Within Mixed Use District (MXD)	Yes
Within Mediterranean Architectural District (citywide)	Yes
Within Coral Gables Redevelopment Infill District (GRID) (Traffic Concurrency Exemption Zone)	Yes
Restrictive Covenant	Restrictive Covenant required in Lieu of a Unity of Title.

CATEGORY	SITE INFO
Total site area (sq. ft.)	106,980 sq. ft. lot area, 16,050 sq. ft. alley area* Total site area: 123,030 sq. ft. **Alley proposed to be vacated*
Floor area ratio (FAR) permitted – Maximum 3.5 FAR	430,605 sq. ft.
Floor area ratio (FAR) proposed	430,605 sq. ft.
Building height (feet) permitted	Lots 1-4 & 39-42: 45 ft. max. Lots 5-38: 100 ft. max.
Building height (feet) proposed	Approx. Lots 1-8 & 35-42: 45 ft. Approx. Lots 9-34: 115'6" ft.* ** Zoning Code Text Amendment proposed to allow additional height for aesthetic purposes and for higher ceilings*
Density permitted	No maximum density in North Industrial MXD
Density proposed	126 units/2.82 Acres = 45 units/acre

Attachment B: The Collection Residences Preliminary Zoning Analysis

Zoning Code Review:

ZONING CODE SEC.	PROVISION	COMPLIANCE
Sec. 3-401	Conditional Uses.	Requires conditional use review and approval by the Planning and Zoning Board and City Commission.
Sec. 3-1201	Abandonment and Vacation of Non-Fee Interests (Alley vacation).	Public Works recommends approval with conditions* **Please see Attachment C*
Sec. 3-2001	Art in Public Places.	Will be provided as a frieze on the second floor facing Altara Avenue. Will coordinate with Cultural and Economic Development.
Section 4-201. Mixed Use District (MXD)		
Sec. 4-201.A.7.e.i.	MXD development permitted within (C) Commercial and (I) Industrial Districts only.	Complies.
Sec. 4-201.B	Permitted Uses.	Complies.
Sec. 4-201.C	Conditional Uses.	Complies.
D. Performance standards		
Sec. 4-201.D.1	Minimum site area for an MXD District. Twenty-thousand (20,000) square feet.	Complies.
Sec. 4-201.D.4	Lot coverage. No minimum or maximum.	Complies.
Sec. 4-201.D.5	Mixed use percentages. Provide a minimum of 8% of total square footage of the building square footage (not including parking garage square footage) or the entire ground floor, whichever is greater, of permitted ground floor uses.	Complies.
Sec. 4-201.D.6	Mandatory Mediterranean architecture.	Requires Board of Architects approval.
E. Building regulations.		
Sec. 4-201.E.1	Encroachments of bridges over rights-of way. Bridges traversing a public right-of-way are permitted, however, only if properties on both sides are under same ownership.	Not applicable.
Sec. 4-201.E.2	Encroachments for balconies, awnings, etc. Subject to applicable regulations.	Complies.
Sec. 4-201.E.3	Floor area ratio. Up to 3.5 with Mediterranean architecture.	Complies.
Sec. 4-201.E.4	Floors. No minimum or maximum required.	Complies.

Attachment B: The Collection Residences Preliminary Zoning Analysis

ZONING CODE SEC.	PROVISION	COMPLIANCE
Sec. 4-201.E.5	Floor-to-floor height. The minimum floor-to-floor height shall be permitted as regulated per the Building Code.	Complies. Final floor-to-floor height to be approved by the Building Official at the time of building permit.
Sec. 4-201.E.6	Height. The maximum allowable building height(s), subject to satisfying Article 3, Division 4, Conditional Uses, for habitable space for the following underlying zoning designations and uses may be granted as follows: • Commercial Limited District: Up to and including 75 feet. • Commercial District: Up to and including 100 feet. • Industrial District: Up to and including 100 feet. • Manufacturing uses: Up to and including 45 feet.	Complies.* **Proposed building is 115'6" in an Industrial District. The proposed Zoning Code Text Amendment allows a maximum of 120' in Industrial District with MXD Overlay, for the purpose of certain public benefits.*
Sec. 4-201.E.7	Heights of architectural elements, etc. The maximum allowable height(s), subject to satisfying Article 3, Division 4, Conditional Uses, of architectural elements, spires, bell towers, elevator housings or similar non-habitable structures for the following underlying zoning designations and uses may be granted as follows: • Commercial Limited District: Up to and including 15 feet. • Industrial and Commercial Districts: Up to and including 25 feet. • Manufacturing uses: Up to and including 10 feet.	Complies.* **Proposed architectural element is 60'3" in an Industrial District. The proposed Zoning Code Text Amendment allows Commission to approve additional height for architectural elements for aesthetic purposes.*
Sec. 4-201.E.8	Height adjoining residential uses. Properties which are adjacent to residential districts shall be limited to a maximum height (habitable space) of 45 feet within 100 feet of the adjacent right-of-way line. Ten (10) additional feet are permitted for roof top architectural elements, etc. above the habitable height.	Complies.* **Proposes rooftop architectural elements are 21' in the area adjoining MF1 uses. The proposed Zoning*

Attachment B: The Collection Residences Preliminary Zoning Analysis

ZONING CODE SEC.	PROVISION	COMPLIANCE
		Code Text Amendment allows Commission to approve additional height for rooftop architectural elements adjoining residential uses for aesthetic purposes.
Sec. 4-201.E.9	Number of buildings per site. No minimum or maximum required.	Complies.
Sec. 4-201.E.10	Ground floor building frontage on primary streets. Minimum 50% of the linear ground floor building frontage shall include retail sales and service, office, or restaurant or public realm land area uses.	Complies.
Sec. 4-201.E.11	Ground floor building frontage on secondary streets. Minimum 40% of the linear ground floor building frontage shall include retail sales and service, office, or restaurant or public realm land area uses.	Complies.
Sec. 4-201.E.12	Retail frontage on alleys. No minimum or maximum required.	Complies.
Sec. 4-201.E.13	Residential density. There shall be no density limitations in the CBD and the North and South Industrial Mixed Use Districts.	Complies.
Sec. 4-201.E.14	Setbacks (buildings). Front: Up to 45 feet in height: None. If over 45 feet in height: 10 feet. Side: Interior side: None. Side street: 15 feet. Rear: Abutting a dedicated alley or street: None. No abutting alley or street: 10 feet. Balconies: Cantilevered open balconies may project into the required setback areas a maximum of 6 feet. Applicants and property owners desiring to develop pursuant to these regulations may not seek a variance for relief or reduction in building setbacks. Reductions are only permitted subject to the below listed regulations.	Front: Med. bonus permits reduction to 0 feet. Side: Interior side: Not applicable. Side street: Med. bonus permits reduction to 0 feet. Rear: Not applicable. Balconies: Complies.
Sec. 4-201.E.15	Setback reductions and vertical building stepbacks. Reduction in setbacks. Setbacks may be reduced subject to the following standards: Minimum percentage of open space. A minimum of 50% of the total ground floor square footage received from the setback reduction is provided as publicly accessible street level open space and landscape area on the private property. The open space is	Minimum Percentage of Open Space: Complies. Vertical Building Stepbacks: Preliminary design

Attachment B: The Collection Residences Preliminary Zoning Analysis

ZONING CODE SEC.	PROVISION	COMPLIANCE
	subject to the following: • Types of open space. Types of open space shall be in the form of courtyards, plazas, arcades/loggias, pedestrian pass-throughs and open atriums adjacent/contiguous to the adjacent rights-of-way. • Minimum area. Minimum square footage of allowable open space (i.e., plazas) shall be 500 square feet. • Include both hard and softscape landscape improvements and pedestrian amenities. • Vertical volume. As a minimum include a vertical volume of space equal from street level to the first floor height or a minimum of 13 feet. Additional height may be recommended. • Restaurant seating. This area may be used for outdoor restaurant seating subject to approval as provided for in these regulations. Vertical building stepbacks. A vertical building stepback of a minimum of 10 feet shall be provided at a maximum height of 45 feet on all façades. Additional vertical building stepbacks may be required by City Architect and Board of Architects to further reduce the potential impacts of the building bulk and mass.	approval by Board of Architects on 08/28/2014
Sec. 4-201.E.16	Setbacks adjoining residential uses. All property lines abutting a residential land use or district shall be a minimum of 15 feet. No reductions in setbacks may be requested or granted.	Not applicable.
Sec. 4-201.E.17	Street/lot frontage. No minimum or maximum.	Complies.
F. Design regulations.		
Sec. 4-201.F.1	Arcades, loggias or covered areas may accommodate up to 80% of entire linear length of building. Encroachment of the entire length or 100% may be requested subject to review and approval at the time of site plan consideration. Limitations of encroachments on corners of buildings may be required to control view corridors and ground floor building bulk and massing.	Complies.
Sec. 4-201.F.2	Architectural relief and elements shall be provided on all sides of buildings and include similar architectural features as to those provided on the front façade. No blank walls shall be permitted unless required pursuant to applicable Fire and Life Safety Code requirements.	Complies.
Sec. 4-201.F.3	Building support services. All mechanical, electrical and other associated support service areas shall be located entirely within the structure.	Complies.
Sec. 4-201.F.4	Facades in excess of 150 feet in length, shall incorporate design features with the use of, but not limited to the following items: (a) Breaks, stepbacks or variations in bulk/massing at a minimum of 100 foot intervals. (b) Use of architectural relief and elements.	Complies.
Sec. 4-201.F.5	Lighting (street). Decorative street lighting shall be provided and located on all streets/rights-of-way subject to the following: • Light fixtures/poles up to thirty-five (35) feet in height. • Subject to all other applicable City code provisions.	Complies.

Attachment B: The Collection Residences Preliminary Zoning Analysis

ZONING CODE SEC.	PROVISION	COMPLIANCE
Sec. 4-201.F.6	Lighting (building). External illumination and lighting of buildings shall require Planning Department and Planning and Zoning Board review and recommendation with approval of the City Commission.	Complies.
Sec. 4-201.F.7	Lighting (landscaping). Lighting in the form of uplighting of landscaping is encouraged.	Complies.
Sec. 4-201.F.8	Outdoor storage. The storage of materials, goods, merchandise, and equipment for the purpose of display and/or sales outside the confines of any buildings or structures is prohibited.	To be regulated by Code Enforcement.
Sec. 4-201.F.9	Overhead doors. Overhead doors shall not face or be directed towards residential properties and/or adjacent rights-of-way abutting residentially zoned properties.	Complies.
Sec. 4-201.F.10	Paver treatments. Paver treatments shall be included in the following locations: • Driveway entrances. • Crosswalks. • Sidewalks. Minimum of 25% of paving surface.	Complies.
Sec. 4-201.F.11	Parking garages. Parking garages shall include exterior architectural treatments compatible with buildings or structures which occupy the same development and/or street.	Complies.
Sec. 4-201.F.12	Pedestrian access orientation. All buildings, except accessory buildings, shall have their main pedestrian entrance or entrances oriented towards the front property line.	Complies.
Sec. 4-201.F.13	Pedestrian amenities. Pedestrian amenities shall be provided on both private property and/or public open spaces including but not limited to the following: benches, information kiosks, lighting, bike racks, refuse containers, sidewalk pavement treatments, statuary, street crosswalk paver treatments, wall mounted fountains, water fountains and other similar water features. All pedestrian amenities shall be permanently secured to the ground surface. Above amenities shall be consistent in design and form with the applicable City Public Realm Design Manual.	Complies.
Sec. 4-201.F.14	Pedestrian design features for building frontages (street level only). On any front property line or primary street, where an adjoining pedestrian sidewalk is located, the following design features shall be included: • Display windows or retail display area; • Landscaping; and/or, • Architectural building design features. The intent is to create pedestrian and shopper interest, preclude inappropriate or inharmonious design, preclude blank walls of building faces, and prohibit windows from being permanently obstructed.	Complies.
Sec. 4-201.F.15	Pedestrian pass-throughs/paseo. Pedestrian pass-throughs shall be provided for each 250 linear feet or fraction thereof of building frontage provided on the primary street. The pass through shall be subject to the following: • Minimum of 10 feet in width. • Include pedestrian amenities as defined herein.	Complies.

ZONING CODE SEC.	PROVISION	COMPLIANCE
	In lieu of providing one (1) pass through of ten (10) feet every two hundred and fifty (250) feet of building frontage, two (2) pass-throughs can be combined to provide one (1), twenty (20) foot wide pass-through.	
Sec. 4-201.F.16	Porte-cocheres. Porte-cocheres are prohibited on front property line or primary street.	Complies.
Sec. 4-201.F.17	Rooftop screening. All mechanical, electrical, cellular antennas and other similar roof top building support services shall be entirely screened from public view subject to the discretion and approval from the Board of Architects for design and screening material. Landscaping may be used as a screening material at the discretion of the Board of Architects.	Subject to approval by Board of Architects.
G. Landscaping.		
Sec. 4-201.G.1	Landscape open space requirements are satisfied pursuant to the rights-of-way planting requirements listed in Article 5, Division 11.	See review provided under Article 5, Division 11 below.
H. Parking/vehicle storage.		
Sec. 4-201.H.1	Bicycle storage. To encourage the use of bicycles a minimum of one 10 foot bicycle rack for each 250 parking spaces or fraction thereof shall be provided. The location shall be convenient to users and shall be subject to review as a part of the site plan review.	Complies.
Sec. 4-201.H.2	Boats and recreational vehicles, or similar accessory vehicles. These vehicles shall be parked and/or stored within an enclosed garage, area or structure.	To be regulated by Code Enforcement.
Sec. 4-201.H.3	Raised curbing. Six (6) inch raised curbing shall be provided on all streets abutting this use. Curb cuts and ramps for handicapped access shall also be provided at all street intersections and points of pedestrian crossing.	Complies.
Sec. 4-201.H.4	Loading/unloading areas. Off-street loading standards and requirements shall conform to the requirements as set forth in Article 5, Division 14. All loading/unloading areas and/or facilities shall be within fully enclosed areas with overhead doors. Overhead doors shall remain closed when not in use and after hours.	Complies.
Sec. 4-201.H.5	Nonresidential uses. Off-street parking requirements shall be calculated utilizing a blended parking of 1 space per 250 gross square feet. Restaurants shall require 1 space per 100 gross square feet.	Complies.
Sec. 4-201.H.6	On-street parking. On-street parking must be provided on both sides of the street on all primary streets, unless encroachments for arcades/loggias are requested. Evaluation as to the amount of on-street parking provided shall be evaluated on a case-by-case basis.	Complies.

Attachment B: The Collection Residences Preliminary Zoning Analysis

ZONING CODE SEC.	PROVISION	COMPLIANCE
	On-street parking shall not be included as satisfying the required parking requirements. On-street parking is encouraged on alleys. Removal of on-street parking shall be subject to compensation to the City based upon established City provisions.	
Sec. 4-201.H.7	Parking garages. Ground floor parking that is located and fronting on a primary street is prohibited. Ground floor parking is permitted on secondary streets and shall be fully enclosed within the structure and shall be surrounded by retail uses. Ground floor parking is permitted on alley frontages. Parking facilities shall accommodate pedestrian access to all adjacent streets and alleys.	Complies.
Sec. 4-201.H.8	Parking space limitations. Restricting and/or assignment of off-street parking spaces for individual tenant or users with the use of signage, pavement markings, etc., are permitted.	Complies.
Sec. 4-201.H.9	Residential uses. Off-street parking requirements shall conform to the requirements as set forth in Article 5, Division 14.	See parking calculations.
Sec. 4-201.H.10	Surface parking areas. Surface parking lots and/or similar vehicle use areas are prohibited to front on primary streets.	Complies.
Sec. 4-201.H.11	Valet parking areas. If valet parking is desired, the valet parking drop-off areas shall be provided on private property. Tandem and/or stacking of parking are prohibited.	Valet parking, if utilized, must located entirely on private property and is prohibited from parking in proposed tandem parking spaces.
I. Sanitation and service areas.		
Sec. 4-201.I.1	General. In accordance with Article 5, Division 17.	See review provided under Article 5, Division 17 below.
J. Signs.		
Sec. 4-201.J.1	General. In accordance with Article 5, Division 19.	Complies.
K. Streets and alleys.		
Sec. 4-201.K.1	Streets and alleys. Property owner(s) may request the vacation and/or abandonment of a public right-of-way subject to the criteria and procedure in Article 3, Division 12.	Public Works recommends approval with conditions* **Please see Attachment C*
Sec. 4-201.K.2	Driveways. Vehicular access to parking garages shall be from a side street or	Complies.

Attachment B: The Collection Residences Preliminary Zoning Analysis

ZONING CODE SEC.	PROVISION	COMPLIANCE
	alley. Vehicular egress/ingress, including but not limited to driveways, service drives, drive-throughs, etc., may be permitted from a primary street and shall be evaluated as part of site plan review based upon the project design in relation to existing surrounding circulation. Valet access points are exempt from these provisions. Vehicular entrances for drive-through facilities, garage entrances, service bays and loading/unloading facilities should be consolidated into one (1) curb cut to reduce the amount of vehicular penetration into pedestrian sidewalks and adjoining rights-of-way.	
Sec. 4-201.K.3	Sidewalks. Pedestrian pathways and/or sidewalks shall connect to one another to form a continuous pedestrian network from parking garage entrances, parking areas, primary and secondary pedestrian entrances, etc. Wherever possible pathways shall be separated from vehicular traffic. Sidewalks shall be located on both sides of all streets with a minimum of four (4) foot unobstructed clear area. The clear area shall be unobstructed by utility poles, fire hydrants, benches, trash receptacles, newspaper stands, light poles, planter boxes, telephone booths or other similar temporary or permanent structures (traffic signage shall be exempt from the above regulations). Sidewalks at points of street intersections or pedestrian crossing shall be sloped in such a manner as to accommodate handicapped access with the use of two (2) curb cuts and/or ramps at each street intersection.	Complies.
L. Utilities.		
Sec. 4-201.L.1	Underground utilities. All utilities shall be installed underground in accordance with the provisions of Article 5, Division 22.	Complies.
Sec. 4-201.L.2	Above ground utilities. Above ground, façade, roof, mechanical and electrical facilities shall be appropriately screened to entirely hide the facility in accordance with the provisions of Article 5, Divisions 11 and 18. Screening materials may include landscaping, walls, fencing, etc., to achieve one hundred (100%) percent opacity. Approval of type of screening shall be determined at time of site plan review.	Complies.
M. Miscellaneous.		
Sec. 4-201.M.1	Configuration of land. The parcel proposed for development shall be a contiguous unified parcel with sufficient width and depth to accommodate the proposed uses. Public rights-of-way or other public lands shall not be considered as a separation.	Complies.
Sec. 4-201.M.2	Easements. The City may, as a condition of approval, require that suitable areas for easements be set aside, dedicated and/or	Public access easement

ZONING CODE SEC.	PROVISION	COMPLIANCE
	improved for the installation of public utilities and purposes which include, but shall not be limited to water, gas, telephone, electric power, sewer, drainage, public access, ingress, egress, open space, recreation and other public purposes which may be deemed necessary by the City Commission.	proffered. Additional easements to be determined by Commission.
Sec. 4-201.M.3	Encroachments into public rights-of-way. Any encroachments, construction and penetration into the rights-of-way shall be subject to the following: • The property owners shall be responsible for all maintenance of all encroachments and/or property of all surrounding public rights-of-way, including but not limited to the following: landscaping (hard and softscape); benches; trash receptacles; irrigation; kiosks; plazas; open spaces; recreational facilities; private streets, etc. subject to all the provisions for which the development was approved as may be amended. • The property owners shall be responsible for liability insurance, local taxes, and the maintenance of the encroachment and/or property.	To be reviewed and approved by Public Works.
Sec. 4-201.M.4	Live work units. • Each live work unit, including the garage (if applicable), shall be separated by walls from other live work units or other uses in the building, and shall have the ability to construct separate entrances to each use in the future.	Complies.
Sec. 4-201.M.5	Public realm improvements. Responsibility. All property owner(s) that desire to develop pursuant to these regulations shall be required to fund, install, and maintain all public realm improvements required herein on private property as well as those required from the property boundary to the centerline of all contiguous public rights-of-way. A property owner may also provide public realm improvements up to the property line on the far side of rights-of-way abutting his/her property. These improvements as identified in the "Master Streetscape Plan" and "Underground Facilities Master Plan" include, but are not limited, to the following: landscaping; paving; signage; street furniture; public right-of-way improvements; and undergrounding of all utilities.	Complies.
Sec. 4-201.M.6	Transfer of density and floor area ratio within the site plan. The density and floor area ratio may be transferred throughout the contiguous unified parcel.	Complies.
Section 4-302. Commercial District (C)		
Sec. 4-302.B	Permitted uses.	To be reviewed and approved by Zoning when obtaining certificate of use permits.

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ZONING CODE SEC.	PROVISION	COMPLIANCE
Sec. 4-302.C	Conditional uses.	To be reviewed and approved by Zoning when obtaining certificate of use permits.
Sec. 4-302.D	Performance standards.	Complies.
Section 4-303. Industrial District (I)		
Sec. 4-302.B	Permitted uses.	To be reviewed and approved by Zoning when obtaining certificate of use permits.
Sec. 4-302.C	Conditional uses.	To be reviewed and approved by Zoning when obtaining certificate of use permits.
Sec. 4-302.D	Performance standards.	Complies.
Section 5-604. Coral Gables Mediterranean Style Design Standards.		
Sec. 5-604.A.2	Zoning district applicability. These regulations are available for new construction, additions, restorations and/or renovations of existing buildings using all types of architecture styles as described herein provided such property is located within the Multi-Family-2 (MF2), Multi-Family Special Area (MFSA), Commercial (C), Commercial Limited (CL), or Industrial (I) zoning districts, except as otherwise provided herein.	Complies.
Sec. 5-604.B – Table 1. Required standards		
Reference #1	Architectural elements on building facades. Similar exterior architectural relief elements shall be provided on all sides of all buildings. No blank walls shall be permitted unless required pursuant to applicable City, State and Federal requirements (i.e., Fire and Life Safety Code, etc). Parking garages shall include exterior architectural treatments compatible with buildings or structures that occupy the same property and/or street.	Complies.
Reference #2	Architectural relief elements at street level. On any building facades fronting streets, where an adjoining pedestrian sidewalk is located, one (1) or more of the following design features shall be included at the street level: a. Display windows or retail display area; b. Landscaping; and/or c. Architectural relief elements or ornamentation.	Complies.

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ZONING CODE SEC.	PROVISION	COMPLIANCE
Reference #3	Architectural elements located on the top of buildings. Exclusion from height. The following shall be excluded from computation of building height in C, CL, MF2 and I Districts: a. Air-conditioning equipment room. b. Elevator shafts. c. Elevator mechanical equipment rooms. d. Parapets. Roof structures used only for ornamental and/or aesthetic purposes not exceeding a combined area of twenty-five (25%) percent of the floor area immediately below. Such exclusion shall be subject to the provisions that no such structure shall exceed a height of more than twenty-five (25) feet above the roof, except for commercial buildings in the Central Business District (CBD) where no such structure shall exceed one-third (1/3) of the allowable total building height.	Complies.* **Proposed architectural element is 60'3" in an Industrial District. The proposed Zoning Code Text Amendment allows Commission to approve additional height for architectural elements for aesthetic purposes.*
Reference #4	Bicycle storage. To encourage the use of bicycles, bicycle storage facilities (racks) shall be provided. A minimum of five (5) bicycle storage spaces shall be provided for each two hundred and fifty (250) parking spaces or fraction thereof.	Complies.
Reference #5	Building facades. Facades in excess of one hundred and fifty (150) feet in length shall incorporate vertical breaks, stepbacks or variations in bulk/massing at a minimum of one hundred (100) foot intervals.	Complies.
Reference #6	Building lot coverage. No minimum or maximum building lot coverage is required.	Complies.
Reference #7	Drive through facilities. Drive through facilities including but not limited to banking facilities, restaurants, pharmacies, dry cleaners, etc. are prohibited access to/from Ponce de Leon Boulevard from S.W. 8th Street to Bird Road, Miracle Mile from Douglas Avenue to LeJeune Road, and Alhambra Circle from Douglas Avenue to LeJeune Road.	Not applicable.
Reference #8	Landscape open space area. Each property shall provide the following minimum landscape open area (percentage based upon total lot area): a. Five (5%) percent for nonresidential properties; b. Ten (10%) percent for mixed use properties; and c. Twenty-five (25%) percent for residential properties. The total area shall be based upon the total lot area. This landscape area can be provided at street level, within the public right-of-way, elevated areas, planter boxes, planters, etc.	Complies.
Reference #9	Lighting, street.	Complies.

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ZONING CODE SEC.	PROVISION	COMPLIANCE
	Street lighting shall be provided and located on all streets/rights-of-way. The type of fixture shall be the approved City of Coral Gables light fixture and location/spacing, etc. shall be the subject to review and approval by the Department of Public Works.	
Reference #10	Parking garages. Ground floor parking as a part of a multi-use building shall not front on a primary street. ADA parking is permitted on the ground floor. Ground floor parking is permitted on secondary/side streets and shall be fully enclosed within the structure and/or shall be surrounded by retail uses and/or residential units. Ground floor parking is permitted on alley frontages. Parking facilities shall strive to accommodate pedestrian access to all adjacent street(s) and alleys.	Complies.
Reference #11	Porte-cocheres. Porte-cocheres are prohibited access to/from Ponce de Leon Boulevard from S.W. 8th Street to Bird Road, Miracle Mile from Douglas Avenue to LeJeune Road, and Alhambra Circle from Douglas Avenue to LeJeune Road.	Not applicable.
Reference #12	Sidewalks/pedestrian access. All buildings, except accessory buildings, shall have their main pedestrian entrances oriented towards adjoining streets. Pedestrian pathways and/or sidewalks shall be provided from all pedestrian access points and shall connect to one another to form a continuous pedestrian network from buildings, parking facilities, parking garages entrances, etc. Wherever possible pathways shall be separated from vehicular traffic.	Complies.
Reference #13	Soil, structural. Structural soil shall be utilized within all rights-of-way for all street level planting areas with root barriers approved by the Public Service Department.	Complies.
Reference #14	Windows on Mediterranean buildings. Mediterranean buildings shall provide a minimum window casing depth of four (4) inches as measured from the face of the building.	To be reviewed and approved by the Board of Architects.
Sec. 5-604.C – Table 2. Architectural and Public Realm Standards		
Reference #1	Arcades and/or loggias. Arcades, loggias or covered areas constructed adjacent, parallel, and/or perpendicular to building to provide cover and protection from the elements for pedestrian passageways, sidewalks, etc. thereby promoting pedestrian passage/use. Limitations of encroachments on corners of buildings may be required to control	Complies.

Attachment B: The Collection Residences Preliminary Zoning Analysis

ZONING CODE SEC.	PROVISION	COMPLIANCE
	view corridors and ground stories building bulk and massing. Awnings or other similar items do not satisfy these provisions.	
Reference #2	Building rooflines. Incorporation of horizontal and vertical changes in the building roofline.	Complies.
Reference #3	Building stepbacks. Stepbacks on building facades of the building base, middle and/or top facade to further reduce the potential impacts of the building bulk and mass.	Complies.
Reference #4	Building towers. The use of towers or similar masses to reduce the mass and bulk of buildings.	Complies.
Reference #5	Driveways. Consolidation of vehicular entrances for drive-through facilities, garage entrances, service bays and loading/ unloading facilities into one (1) curb cut per street to reduce the amount of vehicular penetration into pedestrian sidewalks and adjoining rights-of-way.	Complies.
Reference #6	Lighting of landscaping. Uplighting of landscaping within and/or adjacent to pedestrian areas (i.e., sidewalks, plazas, open spaces, etc.).	Complies.
Reference #7	Materials on exterior building facades. The use of natural materials shall be incorporated into the base of the building on exterior surfaces of building. This includes but not limited to the following: marble, granite, keystone, etc.	Complies.
Reference #8	Overhead doors. If overhead doors are utilized, the doors are not directed towards residentially zoned properties.	Complies.
Reference #9	Paver treatments. Inclusion of paver treatments in all of the following locations: a. Driveway entrances minimum of ten (10%) percent of total paving surface. b. Sidewalks. Minimum of twenty-five (25%) percent of total ground level paving surface. The type of paver shall be subject to Public Works Department review and approval. Poured concrete color shall be Coral Gables Beige.	Complies.
Reference #10	Pedestrian amenities. Pedestrian amenities on both private property and/or public open spaces including a minimum of four (4) of the following: a. Benches.	Complies.

Attachment B: The Collection Residences Preliminary Zoning Analysis

ZONING CODE SEC.	PROVISION	COMPLIANCE
	b. Expanded sidewalk widths beyond the property line. c. Freestanding information kiosk (no advertising shall be permitted). d. Planter boxes. e. Refuse containers. f. Public art. g. Water features, fountains and other similar water features. Ground and/or wall mounted. Above amenities shall be consistent in design and form with the City of Coral Gables Master Streetscape Plan.	
Reference #11	Pedestrian pass-throughs/ paseos on properties contiguous to alleys and/or streets. Pedestrian pass-throughs provided for each two hundred and fifty (250) linear feet or fraction thereof of building frontage provided on properties contiguous to alleys and/or streets or other publicly owned properties. Buildings less than two hundred and fifty (250) feet in size shall provide a minimum of one (1) pass through. The pass-throughs shall be subject to the following: a. Minimum of 10 feet in width. b. Include pedestrian amenities as defined herein. In lieu of providing one (1) pass-through of ten (10) feet in width every two hundred and fifty (250) feet of building frontage, two (2) pass-throughs can be combined to provide one (1) twenty (20) foot wide pass-through.	Complies.
Reference #12	Underground parking. The use of underground (below grade level) parking, equal in floor area of a minimum of 75% of the total surface lot area. Underground parking shall be located entirely below the established grade as measured from the top of the supporting structure and includes all areas utilized for the storage of vehicles and associated a circulation features.	Complies.
Article 5 – Development Standards. Division 11. Landscaping		
Sec. 5-1104.A	See Zoning Code Sec. 5-1104.A for general requirements that are applicable to all rights-of-way and private properties within the City.	Compliance required at time of final plan submittal.
Section 5-1105. Landscape requirements.		
Sec. 5-1105.A	Public rights-of-way. Must comply with items 1 thru 6 of Zoning Code Section 5-1105.A.	Requires review and approval by Public Service and Public Works.
Sec. 5-1105.C	Other properties. Must comply with items 1 thru 3 of Zoning Code Section 5-1105.C.	Requires review and approval by Public Service and Public Works.
Article 5 – Development Standards. Division 14. Parking, Loading, and Driveway Requirements		
Sec. 5-1402.A	Dimensions and configuration of parking spaces.	Complies.

Attachment B: The Collection Residences Preliminary Zoning Analysis

ZONING CODE SEC.	PROVISION	COMPLIANCE
	1. Required parking space dimensions: a. Parallel parking spaces: 9 feet by 22 feet. b. Angled parking spaces: 8½ feet by 18 feet. c. Disabled parking spaces shall be dimensioned in accordance with Chapter 11 of the Florida Building Code. 2. Wheel stops and curbing. Precast concrete wheel stops or curbing shall be provided for all angled parking spaces that abut a sidewalk such that cars are curbed at 16 ½ feet. The balance of the required depth of the parking spaces between the wheel stop or curb and the sidewalk shall be clear of obstructions. 3. Required aisle widths. Minimum required aisle widths for two-way aisles: 22 feet.	
Sec. 5-1402.B	Dimensions of loading spaces. Loading spaces shall be at least 10 feet wide by 25 feet long, and shall provide at least 14 feet of vertical clearance.	Complies.
Sec. 5-1406.A	General. 1. All triangles of visibility that are required by this Section shall be kept clear of visual obstructions between a height of 2½ feet and 8 feet above the established grade. 2. Visibility triangles for driveways and intersections that are not included in this section shall be provided in accordance with the standards set out in the Miami-Dade County Code.	Complies.
Sec. 5-1409	Amount of required parking. Live work. One (1) space per unit, plus one (1) space per three-hundred-and-fifty (350) square feet of work area. *From Section 4-201.H.5:* Nonresidential uses. Off-street parking requirements shall be calculated utilizing a blended parking of 1 space per 250 gross square feet. Restaurants shall require 1 space per 100 gross square feet.	Complies.

Exhibit D

Attachment C

CITY OF CORAL GABLES

-MEMORANDUM-

TO: CARMEN OLAZABAL, P.E.
INTERING CITY MANAGER

RAMON TRIAS
PLANNING AND ZONING DIRECTOR

DATE: NOVEMBER 13, 2014

FROM: GLENN R. KEPHART, P.E.
PUBLIC WORKS DIRECTOR

SUBJECT:
DRC REVIEW AND COMMENTS – ALLEY VACATION AND DEDICATION OF SUBSTITUTE EASEMENT, 250 BIRD ROAD

At the September 26, 2014, Development Review Committee (DRC) meeting City staff reviewed the application by Coral Gables Luxury Holdings, LLC, to vacate an existing north/south paved alley and dedication of a substitute easement, located in Block 3, Industrial Section (28-22), Coral Gables, Florida.

In accordance with Section 62-262 of the City Code, property owners within 1,000 feet of the proposed alley to be vacated were notified by letter on September 9, 2014 of the DRC's public meeting where the Coral Gables Luxury Holdings, LLC's application would be reviewed. Utility companies and certain government agencies, as well as City departments and offices, were also notified of the DRC meeting.

Public Works recommends approval of the Coral Gables Luxury Holdings, LLC's application to vacate the north/south paved alley and dedication of a substitute easement located in Block 3, Industrial Section (28-22), subject to the following conditions and provisions, as brought forward at the DRC meeting:

1. The applicant grants to the City by Deed of Dedication absolute rights of public ingress and egress and of all utilities whatever interests they need.

2. Applicant must provide legal description for the required substitute easement running East – West from Aurora street to Salzedo street. A minimum width of twenty feet (20') is required, and a minimum vertical clearance of sixteen feet (16') extending the full length and width of the easement should be provided.

3. That all vehicle turning radius be adequate for all vehicles that would normally or occasionally use the alley.

4. Applicant is responsible for the relocation of the existing utilities in the proposed alley to be vacated in accordance to the requirements of the affected utility companies.

5. Applicant must seek approval and permit from Florida Department of Transportation for proposed improvements on Bird Road.

6. Applicant must seek Commission approval and provide fully executed hold harmless agreement or restrictive covenant for all proposed encroachments into, onto, under and over the City's right-of-ways.

Attachments

1. DRC Meeting Minutes
2. Public Notification Letter
3. DRC Application Package

c: Cynthia Birdsill, Acting Assistant City Manager
Jane Tompkins, Development Services
Jessica Keller, Public Works
Ernesto Pino, Public Works
Charles Woo, Building
Chief Stolzenberg, Fire
Chief Hudak, Police
Donna Spain, Historic Preservation
Leonard Roberts, Economic Sustainability
Kevin Kinney, Parking
Brook Dannemiller, Public Service

CITY OF CORAL GABLES

- MEMORANDUM -

TO: CARMEN OLAZABAL
INTERIM CITY MANAGER
RAMON TRIAS
PLANNING & ZONING DIRECTOR
DENNIS L. WEINER
POLICE CHIEF
MARC STOLZENBERG
FIRE CHIEF
BROOK DANNEMILLER
PUBLIC SERVICE DIRECTOR
JESSICA KELLER
ASSISTANT PUBLIC WOKS DIRECTOR
CHARLES WU
ASSISTANT DEV. SERVICES DIRECTOR
LEONARD ROBERTS
ACTING ECONOMIC SUSTAINABILITY DIRECTOR
KEVIN KINNEY
PARKING DIRECTOR
WALTER F. FOEMAN
CITY CLERK
CRAIG LEEN
CITY ATTORNEY

DATE: SEPTEMBER 08, 2014

FROM: GLENN KEPHART
PUBLIC WORKS DIRECTOR

SUBJECT: PROPOSED ALLEY VACATION
BLOCK 3, INDUSTRIAL SECTION

Attached please find an application for a proposed alley vacation on Block 3, Industrial Section, in connection with the proposed development "Collection Residences". In accordance with Ordinance No. 0-2004-34 and Chapter 62 of the City Code (attached) please review and provide your comments to the Public Works department by September 19, 2014.

This item, along with your comments, will be presented to the Development Review Committee scheduled for September 26, 2014.

C: Jane Tompkins, Development Services Director
Ernesto Pino, Assistant Public Works Director
Walter Carlson, Planning Department
Scott Bolyard, Planning Department
Jorge Acevedo, Utility Director
Yamilet Senespleda, City Engineer
Juan Martinez, Professional Land Surveyor

GT GreenbergTraurig

Mario J. Garcia-Serra
Tel: 305-579-0837
garcia-serram@gtlaw.com

March 4, 2014

VIA HAND DELIVERY

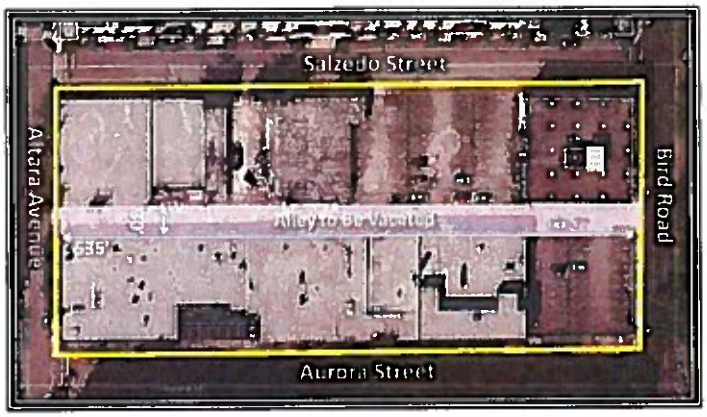
Mr. Ernesto Pino
Public Works Director
City of Coral Gables
2800 SW 72nd Avenue
Miami, Florida 33155

Re: Coral Gables Luxury Holdings, LLC / "Collection Residences" / Proposed Vacation of Alley

Dear Mr. Pino:

We represent Coral Gables Luxury Holdings, LLC, (the "Applicant"), in connection with their proposed development of the "Collection Residences," a multistory unified mixed use retail/residential development to be located at approximately 250 Bird Road (the "Property").

I am writing to respectfully request, pursuant to Section 62-257 *et seq.* of the Coral Gables Code of Ordinances, that the City vacate, abandon, and close an alley that presently bisects the Property. The alley, which is further described in the enclosed materials, is approximately 30 feet in width, approximately 535 feet in length, and covers an area of approximately 16,050 square feet. The vacation of the alley will be necessary to allow redevelopment of the Property as a single unified development consistent with the mixed use zoning district's design standards. A sketch and legal description of the alley to be vacated are enclosed.



Our request to vacate the alley also includes a proffer to construct public realm improvements commensurate with the requested vacation. The proffered public realm improvements will be further specified and delineated after we receive input from City staff.

We respectfully submit that the proposed vacation of the alley is consistent with the City's goal, stated in its Comprehensive Plan, of developing this area into a mixed use village where residences are in close proximity to retail venues, offices, and public transportation. The general public scarcely utilizes the alley and its vacation will have little or no impact upon traffic in the area. The new proposed building would be serviced by an internal drive and loading area, thereby eliminating the possibility of any traffic disruptions being caused by service vehicles. Meanwhile, the alley's vacation will allow development of a unified development that, as detailed in the architectural plans that have been submitted, will incorporate residential and commercial uses in close proximity and provide for the underground installation of utility lines. Additionally, the proffered public realm improvements will enhance the pedestrian experience in the area. In short, the vacation of an underutilized and aesthetically unappealing alley will make way for a promising new development that will continue the transformation of the area into the mixed use village that the City has long envisioned.

We have received letters of no objection from certain utilities but not all and will supplement the application as necessary. Thank you for your attention to this matter. Please contact me if you have any questions or I can be of any assistance.

Best regards,

Mario J. Garcia-Serra

cc: Anibal Duarte

Enclosures

THE CITY OF CORAL GABLES
CORAL GABLES, FLORIDA

STREET AND ALLEY VACATION

DATE: 03-04-14

APPLICATION FOR VACATION OF A STREET OR ALLEY, (PLEASE CHECK IF APPLICABLE ITEM)

_____ Vacation of Street

X Vacation of Alley

PLEASE PRINT OR TYPE:

1. Coral Gables Luxury Holdings, LLC
Name of Applicant(s)

3740 NW 82nd Avenue, Suite 988	Doral, FL 33122	(786) 437-8560
Street Address	City, State, Zip	Telephone Number

CHECK APPROPRIATE BOX

[ ] Rent [X] Own

Same		
Mailing Address	City, State, Zip	Telephone Number

2. A. General description of r.o.w. to be vacated (survey with legal description to be attached)

30' alley dividing Lots 1 - 21 and Lots 22 - 42 in Block 3 of Revised Plat of Coral Gables Industrial Section as Recorded in Plat Book 28 at Page 22 of the Public Record of Miami-Dade County.

B. Dimension of proposed vacation: Length in feet: 535.

Width in feet: 30.

Rev. 5/3/94
Rev. 12/11/97
Rev. 1/26/99
Rev. 6/22/05

3. If applicant(s) is going to dedicate property for a Substitute Street or Alley, describe the property to be dedicated for such substitution.

Not Applicable

4. Reason for the requested abandonment, vacation and closure.

Applicant will use the vacated alley to consolidate the abutting properties for its proposed mixed-use development. In exchange for approval of the vacation, the Applicant will proffer certain public realm improvements.

✖ _____
Applicant(s) Signature

Rev. 5/3/94
Rev. 12/11/97
Rev. 1/26/99
Rev. 6/22/05

APPLICANT(S) (continued)

Coral Gables Luxury Holdings, LLC		3740 NW 82nd Avenue, Suite 988, Doral, FL 33122
Name (Print)	Signature	Mailing Address
OWNER OF: 1 - 42	3	Coral Gables Industrial Section
Lot(s)	Block	Section
Name (Print)	Signature	Mailing Address
OWNER OF:		
Lot(s)	Block	Section
Name (Print)	Signature	Mailing Address
OWNER OF:		
Lot(s)	Block	Section
Name (Print)	Signature	Mailing Address
OWNER OF:		
Lot(s)	Block	Section
Name (Print)	Signature	Mailing Address
OWNER OF:		
Lot(s)	Block	Section
Name (Print)	Signature	Mailing Address

Action by:
Development & Review Committee

Date

Date

Date

City Commission:

Planning Department

Memoranda: _____

Rev. 5/3/94
Rev. 12/11/97
Rev. 1/26/99
Rev. 6/22/05

APPLICANT(S) (continued)

Name (Print)	Signature	Mailing Address
OWNER OF: Lot(s)	Block	Section
Name (Print)	Signature	Mailing Address
OWNER OF: Lot(s)	Block	Section
Name (Print)	Signature	Mailing Address
OWNER OF: Lot(s)	Block	Section
Name (Print)	Signature	Mailing Address
OWNER OF: Lot(s)	Block	Section
Name (Print)	Signature	Mailing Address

Action by:
Development Review Committee

Date

Date

Date

Rev. 5/3/94
Rev. 12/11/97
Rev. 1/26/99
Rev. 6/22/05

THE CITY OF CORAL GABLES
CORAL GABLES, FLORIDA
STREET AND ALLEY VACATION GUIDELINES

Please read carefully and comply with all instructions which apply to your request in order to avoid an incomplete application and resultant delay.

LIMITATION AUTHORITY

The Development Review Committee is charged with the responsibility of making an investigation, holding hearings, and submitting recommendation to the City Manager on requests for street and alley vacations. The hearing determination of vacating a street and alley is vested with the City Commission.

PRELIMINARY REVIEW

It is advisable to discuss the application with the staff of the Engineering Division in order to avoid filing is completely future or incomplete application.

INCOMPLETE APPLICATION

All required exhibits and supplementary data must be submitted at the same time as the application is filed, or the application will be determined to be incomplete. Incomplete applications will not be accepted and will be returned to the applicant.

FILING AND HEARING FEES

At the time of filing the application, the applicant shall pay a filing fee of $1,500 (Ordinance 0-2004-34, Section 5) to pay the cost of processing the application.

EXHIBITS AND DATA

A. GENERAL: All exhibits and data submitted in connection with the application becomes a part of the public records of the City of Coral Gables.

B. LETTER OF INTENT: All applicants must be accompanied by a letter of intent. Please describe in detail in the letter of intent the proposed use of the vacated property, also explain to what extent the request would serve the public benefit which would warrant the granting of the request. The letter of intent shall also contain a statement that all costs relative to the relocation of any and all utilities, pavements, sidewalks, curbing and removal of same where discontinued shall be borne by the applicant.

C. CERTIFIED SURVEY: All applications must be accompanied by a certified survey prepared by a registered land surveyor showing the dimensions of any locations of the street and alley to be vacated. The survey shall also show the following, located within the proposed vacation:

1. Location of power poles.
2. Location of telephone poles.
3. Location of underground telephone, power lines.
4. Location and size of water lines.
5. Location and size of gas lines.
6. Location of sanitary sewer lines.
7. Location and size of stormwater lines.
8. Location and size of soakage pits.
9. Location of all manholes.

D. WAIVER OF OBJECTION: Attach letter from the following utility companies stating whether or not they have objections to the vacation of the street and/or alley.

1. Miami-Dade Water & Sewer Department (Ms. Odalys C. Bello, 786-268-5268)
2. Florida Power & Light Company (Mr. Victor Muñiz 305-552-4056)
3. AT&T (Mr. Steve Macy 305-222-8745)
4. City Gas Company of Florida (Mr. Dexter Pinkney 305-835-3632)
5. Comcast (Mr. Leonard Maxwell 954-447-8405)
7. XO Communication and all other Telecommunication Companies.
8. City of Coral Gables Utilities Div.(Mr. Joe Novo 305-460-5172)

Contact 305-460-5026 for contact persons and mailing addresses.

PLEASE NOTE:

1. No hearing will be scheduled or heard on an incomplete or inaccurate application.

2. Application forms are available at the City of Coral Gables, Engineering Division, 2800 S.W 72 Avenue , Miami, Florida (Telephone # 305-460-5026).

3. Checks for application fee shall be payable to the CITY OF CORAL GABLES.

4. It is advisable to discuss your application with the staff of the Engineering Division in order to avoid a completely futile or incomplete application.

THIS APPLICATION, WTIH ALL REQUIRED SUPPLEMLENTAL DATA AND INFORMATION, MUST BE COMPLETED IN CONFORMITY WITH THE ATTACHED INSTRUCTIONS AND THEN RETURNED OT THE SECRETARY OF THE STREET AND ALLEY VACATION COMMITTEE WITH THE APPROPRIATE APPLICATION FEE.

I HAVE READ AND UNDERSTAND THE FOREGOING INSTRUCTIONS.

3-4-14	Coral Gables Luxury Holdings, LLC	✖
DATE	APPLICANT(S) (PRINT OR TYPE)	APPLICANT(S) SIGNATURE

Rev. 1/26/99
Rev. 6/17/05
Rev. 8/5/10

MAP OF SURVEY

360° SURVEYING AND MAPPING, LLC
Land Surveyors - Land Planners
2000 S.W. 83rd Court MIAMI, FLORIDA 33155
PHONE: (305) 265-1002

SCALE: 1" = 30'

DESCRIPTION:
A STRIP OF LAND 30 FEET WIDE LYING BETWEEN LOTS 1 THROUGH 21, AND LOTS 22 THROUGH 42, BLOCK 3 OF "REVISED PLAT OF CORAL GABLES INDUSTRIAL SECTION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 28 AT PAGE 22 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE NORTHEAST CORNER OF LOT 42, BLOCK 3 OF "REVISED PLAT OF CORAL GABLES INDUSTRIAL SECTION", THENCE, S00°33'18"E, ALONG THE EAST LINE OF LOTS 22 THROUGH 42, FOR A DISTANCE OF 535.0 FEET TO THE SOUTHEAST CORNER OF LOT 22; THENCE, S89°40'10"E, ALONG THE NORTH RIGHT OF WAY LINE OF ALTARA AVENUE, A DISTANCE OF 30 FEET TO THE SOUTHWEST CORNER OF LOT 21; THENCE N00°33'18"W, ALONG THE WEST LINE OF LOTS 1 THROUGH 21, A DISTANCE OF 535.0 FEET TO THE NORTHWEST CORNER OF LOT 1; THENCE N89°40'10"W, ALONG THE SOUTH RIGHT OF WAY LINE OF SW 40th STREET, A DISTANCE OF 30 FEET TO THE POINT OF BEGINNING CONTAINING 16,049.6 +/- SQUARE FEET.

NOTES:
THIS SURVEY WAS CONDUCTED FOR THE PURPOSE OF: SPECIFIC PURPOSE SURVEY ONLY, AND IS NOT INTENDED TO DELINEATE THE REGULATORY JURISDICTION OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY BOARD, COMMISSION OR OTHER ENTITY.

THE MAP OF SURVEY IS INTENDED TO BE DISPLAYED AT THE STATED GRAPHIC SCALE IN ENGLISH UNITS OF MEASUREMENT. ATTENTION IS BROUGHT TO THE FACT THAT SAID DRAWING MAY BE ALTERED IN SCALE BY THE REPRODUCTION PROCESS.

ALL MEASUREMENTS SHOWN ARE IN THE UNITED STATES STANDARD FEET.

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS AND DELETIONS TO THIS MAP OF SURVEY BY OTHER THAN THE SIGNING PARTY ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.

THIS MAP OF SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREIN AND THE CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTY.

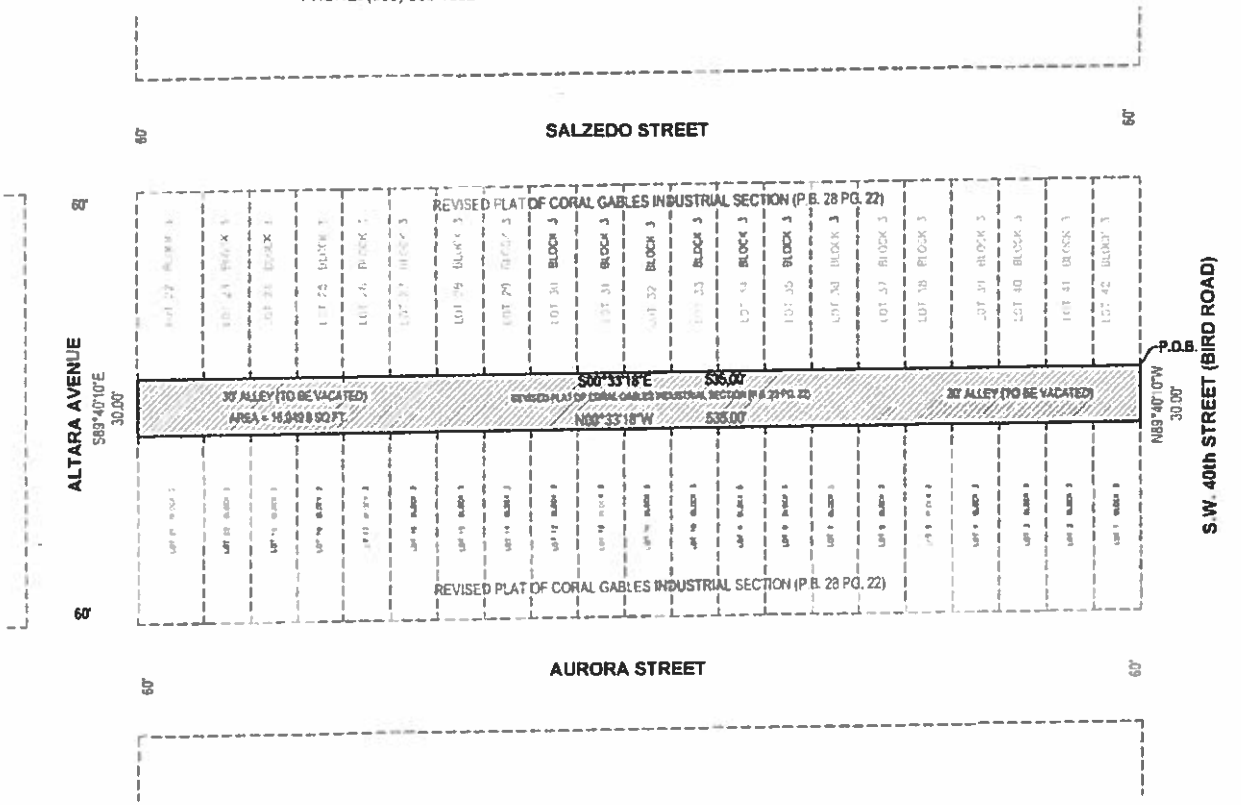
CERTIFY TO:
SHOMA INVESTMENTS COMPANY, A FLORIDA CORPORATION

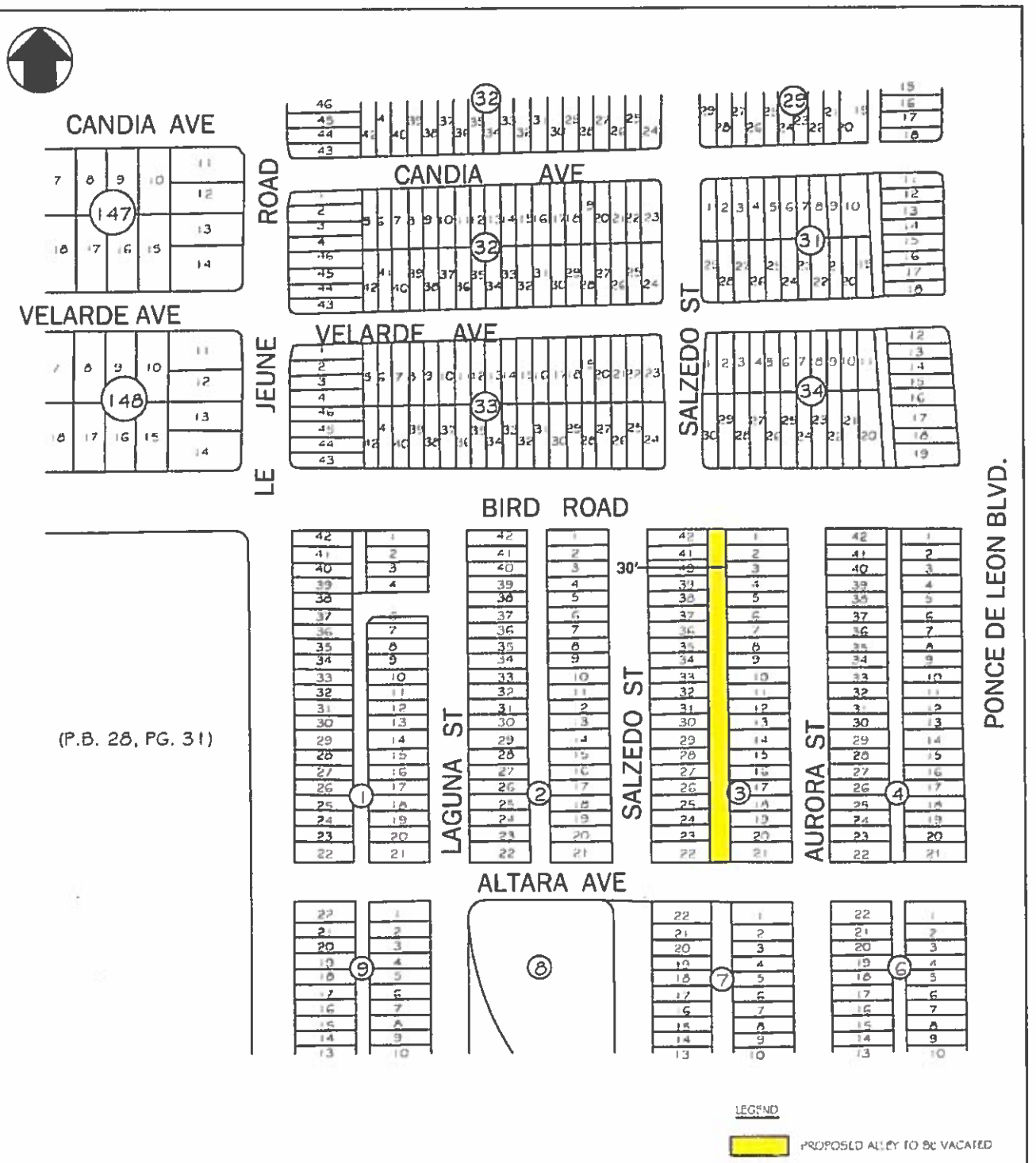
SURVEYOR'S CERTIFICATION:
I HEREBY CERTIFY THAT THIS "SPECIFIC PURPOSE SURVEY" AND THE MAP OF SURVEY RESULTING THERE FROM WAS PERFORMED UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

360° SURVEYING AND MAPPING, LLC
FLORIDA CERTIFICATE OF AUTHORIZATION NO. LB 6356

OSCAR E. BAEZ-CUSIDO, P.L.S.
REGISTERED SURVEYOR AND MAPPER NO. 5034
STATE OF FLORIDA

FIELD DATE: 11-21-2013
JOB NO. 1309-0213A.2
REVISIONS:





PROPOSED ALLEY VACATION

SCALE: N.T.S.	DEPARTMENT OF PUBLIC WORKS	DATE: 09/05/2014
APP'D:	ENGINEERING DIVISION	FB:
DRAWN: D.G.	CITY OF CORAL GABLES, FLORIDA	FILE NO:

Water and Sewer
P. O. Box 330316 • 3071 SW 38th Avenue
Miami, Florida 33233-0316
T 305-665-7471

miamidade.gov

September 18, 2014

Mr. Ernesto Pino, Director
Public Works Department – City of Coral Gables
2800 S.W. 72nd Avenue, Miami, Florida 33155

Via email to epino@coralgables.com
lhickman@coralgables.com

RE:
THE COLLECTION RESIDENCES
Proposed vacation of portion of a 30 feet alley located in Block 3, **REVISED PLAT OF CORAL GABLES INDUSTRIAL SECTION,** limited at the North by south right of way of Bird Road and at the South by the north right of way line of Altara Avenue, as shown on said plat of **REVISED PLAT OF CORAL GABLES INDUSTRIAL SECTION**, as recorded in Plat Book 28, Page 22, Public Records of Miami-Dade County, Florida.
Section 20-54-41

Dear Mr. Pino:

The Miami-Dade Water and Sewer Department (WASD) maintains and operates water facilities located within the boundaries of the above referenced portion of alley. Therefore WASD has **no objection** to the vacation of said alley **with the condition** that a **WASD Utility Easement** is granted in order to protect WASD's facilities as long as they are in service and until they are relocated.

Said Utility Easement will be executed and granted to WASD immediately after the vacation of the Alley, as per WASD's Agreement with the developer.

In order to update and maintain our records, WASD requests that we be notified once a resolution is issued approving the petition. Should you have any questions regarding this matter, do not hesitate to contact me.

Very truly yours,

Odalys C. Bello, P.S.M.
WASD Right Of Way
3575 S. Le Jeune Rd. 3rd Floor
Miami, Florida 33146-2221
obello@miamidade.gov.

cc: Sergio Garcia, P. E., WASD Plans Review Section Manager
file

Florida Power & Light Company

March 20, 2014

Greg Partridge
Executive Vice President
EMTec Corp
250 Catalonia Avenue Suite 502
Coral Gables, FL 33134

Re: 30' alley to be vacated between Aurora St & Salzedo St from Bird Rd to Altara Ave, Coral Gables FL

Dear Mr. Partridge,

The following information is provided in response to your inquiry concerning existing electric facilities on the above referenced property. FPL has no objection to vacating this alley.

FPL will remove our existing facilities and vacate the existing alley at this location at the customer's expense. Prior to this being done provisions must be made, which may require new easements secured and facilities constructed to serve any existing FPL customers that may be affected by your request.

Please contact me at 305-377-6108 should you have any questions or concerns.

Yours truly,

Al Gomez-Pina
Engineering Leader

Engineering – Design Department
2601 SW 145th Ave Miramar, Fl 33027

Thursday, February 27, 2014

Coral Gables Luxury Holdings, LLC

RE: **Mark-Up Request / Easement of Utilities**
250 Bird Rd, Coral Gables, FL – Vacation of Alley and proposed site plan.
Comcast ID # CWSI-M13-1492

Dear Sir/Madam:

Please Be Advised, in reference to the **project listed above,** Comcast has existing Aerial plant within the limits of the proposed survey dated 11/23/13.

Comcast is clear and has ***no objections*** with the proposed Vacation and Closure of the 30' alley, located between Aurora St and Salzedo St.

Should you have any further question, please feel free to call me.

Cordially,

Keith Swint
South Florida Utility Coordinator
Authorized Contractor for Comcast
954-239-8386 (Office)
954-554-5296 (Mobile)
www.Cable-Wiring.com

CC: City of Coral Gables
CC: Greg Partridge-EMTec Corp
CC: Leonard Maxwell-Newbold-Comcast

AT&T Florida
9101 SW 24 St
Miami, FL 33165

T: 305-222-0941
F: 305-552-5935
RJ3704@att.com

January 15th, 2014

Coral Gables Luxury Holdings LLC
701 Brickell Avenue
Suite2410
Miami, FL 33131

Re: Alley Vacation
Lots 1 through 42 Inclusive, Block 3 of "revised Plat of Coral Gables Industrial section" according to the Plat thereof as recorded in Plat Book 28 at page 22 of the records of Miami-Dade County, Florida

Mr. Maranos,

This letter shall serve as notice of **"Non Objection"** to the vacation of the alley surrounded by the lots mentioned above . ATT has existing underground and aerial facilities of record within the public alley right of way proposed to be vacated as referenced. Easements will need to be dedicated and/or other provisions made to provide for the continued legal occupation of the property by this utility to facilitate the proposed closure of the public right of way and maintain uninterrupted communication services. Specific contractual arrangements will be required for recovering costs associated with any relocation or removal of the facilities if so desired.

This information is based on existing AT&T Florida records.

Sincerely,

Richard Johnson,
Mgr OPS Planning/ & Engrg Design

attachment
cc: Steve Massie, AT&T FL

The City of Coral Gables

Public Works Department
2800 SW 72 Avenue
Miami, Florida 33155

September 9, 2014

Glenn Kephart
Public Works Director
Public Works Department
City of Coral Gables
2800 SW 72 Avenue
Miami, FL 33155

Dear Mr. Kephart:

Re: *Proposed vacation and closure of 30 foot wide public alley lying between Lots 1 through 21, and lots 22 through 42, Block 3 of Revised Plat of Coral Gables Industrial Section, as recorded in Plat Book 28 at Page 22 of the Public records of Miami-Dade County.*

The City of Coral Gables maintains and operates sanitary sewer facilities located within the boundaries of the above referenced alley. The Public Works Utilities Division has no objection to the vacation of said alley with the condition that the full width of the existing right-of-way be reserved as a permanent utility easement or that alternate provisions be made to continue the right-of-way in another direction allowing for the continuation and operation of the utility with the right to construct, reconstruct, lay, install, maintain, relocate, repair, replace, improve, remove and inspect sanitary sewer facilities, with the full right of ingress thereto and egress therefrom on the right-of-way. If an easement remains to provide for the continuation of utility service, then this easement can be granted by instrument. If the alley is established in a new direction, then no encroachments will be allowed within the new alley and no structures will be allowed that are founded within the new alley. Structures may span the new alley with a minimum vertical clearance of 16'-6".

Should you need additional information of clarification, please contact Mr. Juan Martinez, PSM, Surveyor, at 305-460-5020.

Sincerely,

Yamilet A. Senespleda, P.E
City Engineer

Cc: Jorge E. Acevedo, P.E., LEED, Utility Director
Juan Martinez, PSM, Surveyor
Lina Hickman, Civil Engineer

Exhibit D

Attachment D

CITY OF CORAL GABLES
PLANNING DEPARTMENT
2015 MAR -3 PM 1:12

MIAMI DAILY BUSINESS REVIEW

Published Daily except Saturday Sunday and
Legal Holidays
Miami, Miami-Dade County, Florida

STATE OF FLORIDA
COUNTY OF MIAMI-DADE:

Before the undersigned authority personally appeared M. ZALDIVAR, who on oath says that he or she is the LEGAL CLERK, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Miami in Miami-Dade County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

CITY OF CORAL GABLES - LOCAL PLANNING AGENCY
PUBLIC HEARING - MARCH 11, 2015

in the XXXX Court,
was published in said newspaper in the issues of

02/27/2015

Affiant further says that the said Miami Daily Business Review is a newspaper published at Miami in said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Miami-Dade County, Florida, each day (except Saturday, Sunday and Legal Holidays) and has been entered as second class mail matter at the post office in Miami in said Miami-Dade County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this

27 day of FEBRUARY , A.D. 2015

(SEAL)

M. ZALDIVAR personally known to me

B. THOMAS
MY COMMISSION EXPIRES
November 2, 2017
#FF 034747
NOTARY PUBLIC, STATE OF FLORIDA

CITY OF CORAL GABLES, FLORIDA
NOTICE OF PUBLIC HEARING

City Public Hearing	**Local Planning Agency/ Planning and Zoning Board**
Dates/Times	**Wednesday, March 11, 2015, 6:00 - 9:00 p.m.**
Location	**City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida, 33134**

PUBLIC NOTICE is hereby given that the City of Coral Gables, Florida, Local Planning Agency (LPA)/ Planning and Zoning Board (PZB) will conduct Public Hearings on the following:

Items 1 through 3 are related.

1. A Resolution of the City Commission of Coral Gables requesting mixed-use site plan review and conditional use review pursuant to Zoning Code Article 4, Division 2, "Mixed Use District (MXD)", for the construction of a mixed use project referred to as "The Collection Residences" on the property legally described as all of Block 3 and the public alleyway, Industrial Section (multiple street addresses), Coral Gables, Florida; including required conditions; providing for an effective date. (Legal descriptions on file at the City)

2. An Ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code, Article 4, "Zoning Districts", Division 2, "Overlay and Special Purpose Districts" Section 4-201, "Mixed Use District (MXD)", to allow for proposed mixed use projects located within a designated Mixed Use Overlay District (MXOD) with an underlying zoning designation of Industrial District (I), subject to City Commission approval, the following: 1) up to an additional twenty (20) feet of habitable building height above the one hundred (100) foot maximum permitted building height for the purposes of increased floor-to-ceiling height and aesthetics; and; 2) increase the maximum permitted height of non-habitable architectural features based on the aesthetics and design; providing for severability, repealer, codification and an effective date.

3. An Ordinance of the City Commission of Coral Gables requesting vacation of a public alleyway pursuant to Zoning Code Article 3, Division 12, "Abandonment and Vacations", providing for the vacation of the thirty (30) foot wide alley which bisects the entire length of the block, and the dedication of a public cross-block easement on the property legally described as all of Block 3, Industrial Section, Coral Gables, Florida; providing for severability, repealer, codification, and an effective date. (Legal descriptions on file at the City)

CITY OF CORAL GABLES
PLANNING DEPARTMENT
2015 MAR -3 PM 1:13

All interested parties are invited to attend and participate. Upon recommendation by the Board, the applications will be scheduled for City Commission consideration. Please visit the City webpage at www.coralgables.com to view information concerning the applications. The complete applications are on file and available for examination during business hours at the Planning and Zoning Division, 427 Biltmore Way, Suite 201, Coral Gables, Florida, 33134. Questions and written comments can be directed to the Planning Division at planning@coralgables.com (FAX: 305.460.5327) or 305.460.5211.

Ramon Trias
Director of Planning and Zoning
Planning & Zoning Division
City of Coral Gables, Florida

Any person, who acts as a lobbyist pursuant to the City of Coral Gables Ordinance No. 2006-11, as amended, must register with the City Clerk prior to engaging in lobbying activities before City Staff, Boards, Committees or City Commission. A copy of the Ordinance is available in the Office of the City Clerk, City Hall. If a person decides to appeal any decision made by a Board, Committee or City Commission with respect to any matter considered at a meeting or hearing, that person will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based (F.S. 286.0105). Any meeting may be opened and continued and, under certain circumstances, additional legal notice will not be provided. Any person requiring special accommodations for participation in the proceedings or the materials in accessible format should contact Walter Carlson, Assistant City Planner at 305.460.5211, no less than three working days prior to the meeting. All meetings are telecast live on Coral Gables TV Channel 77.

2/27 15-3-131/2411062M

Exhibit D
Attachment E

	City of Coral Gables Courtesy Public Hearing Notice **February 27, 2015**	

Applicant:	**Coral Gables Luxury Holdings, LLC**
Application:	**Mixed Use Site Plan Review, Zoning Code Text Amendment and Public Alleyway Vacation**
Property:	**The Collection Residences (4104 Aurora Street)**
Public Hearing - Date/Time/ Location:	**Local Planning Agency/Planning and Zoning Board,** **March 11, 2015, 6:00 – 9:00 p.m.,** **City Commission Chambers, City Hall,** **405 Biltmore Way, Coral Gables, Florida, 33134**

PUBLIC NOTICE is hereby given that the City of Coral Gables, Florida, Local Planning Agency (LPA)/ Planning and Zoning Board (PZB) will conduct a Public Hearing on March 11, 2015 on the following application at the Coral Gables City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida:

1. *A Resolution of the City Commission of Coral Gables requesting mixed-use site plan review and conditional use review pursuant to Zoning Code Article 4, Division 2, "Mixed Use District (MXD)", for the construction of a mixed use project referred to as "The Collection Residences" on the property legally described as all of Block 3 and the public alleyway, Industrial Section (multiple street addresses), Coral Gables, Florida; including required conditions; providing for an effective date. (Legal descriptions on file at the City)*
2. *An Ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code, Article 4, "Zoning Districts", Division 2, "Overlay and Special Purpose Districts" Section 4-201, "Mixed Use District (MXD)", to allow for proposed mixed use projects located within a designated Mixed Use Overlay District (MXOD) with an underlying zoning designation of Industrial District (I), subject to City Commission approval, the following: 1) up to an additional twenty (20) feet of habitable building height above the one hundred (100) foot maximum permitted building height for the purposes of increased floor-to-ceiling height and aesthetics; and, 2) increase the maximum permitted height of non-habitable architectural features based on the aesthetics and design; providing for severability, repealer, codification and an effective date.*

(see reverse side)

3. *An Ordinance of the City Commission of Coral Gables requesting vacation of a public alleyway pursuant to Zoning Code Article 3, Division 12, "Abandonment and Vacations", providing for the vacation of the thirty (30) foot wide alley which bisects the entire length of the block, and the dedication of a public cross-block easement on the property legally described as all of Block 3, Industrial Section, Coral Gables, Florida; providing for severability, repealer, codification, and an effective date. (Legal descriptions on file at the City)*

All interested parties are invited to attend and participate. Upon recommendation by the Board, the application will be scheduled for City Commission consideration. Please visit the City webpage at www.coralgables.com to view information concerning the application. The complete application is on file and available for examination during business hours at the Planning and Zoning Division, 427 Biltmore Way, Suite 201, Coral Gables, Florida, 33134. Questions and written comments regarding the application can be directed to the Planning and Zoning Division at planning@coralgables.com, FAX: 305.460.5327 or 305.460.5211. Please forward to other interested parties.

Sincerely,

City of Coral Gables, Florida