



City of Coral Gables
CITY COMMISSION MEETING
May 26, 2015

ITEM TITLE:

Ordinances on Second Reading. Zoning Code Text Change and Alley Vacation.

1. 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 a repealer provision, severability clause, codification and providing for an effective date.
2. 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 a repealer provision, severability clause, codification, and providing for an effective date. (Legal descriptions on file at the City)

Resolution. Mixed Use Site Plan Review.

3. 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)

DEPARTMENT HEAD RECOMMENDATION:

Approval with Conditions.

PLANNING AND ZONING BOARD RECOMMENDATION:

The Planning and Zoning Board at their 03.11.15 meeting recommended approval of the Zoning Code text amendment(vote: 7-0), Alley Vacation (vote: 7-0), and Mixed-Use site plan (vote: 7-0), with conditions.

BRIEF HISTORY:

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 of approximately 2.8 acres. The project has an floor area ratio (FAR) of 3.5 and has a total project area of 430,605 sq. ft. The northern portion of the

project fronting Bird Road is approximately 45' in height above the sidewalk, with architectural rooftop elements that are approximately 66' in height above the sidewalk. The southern portion of the project fronting Altara Avenue is 115'6" in height above the sidewalk, with an architectural rooftop element that is approximately 175'9" in height above the sidewalk.

The Collection Residences has 112 residential units, 14 live/work units which include 5,600 sq. ft. of ground floor work space, and 36,460 sq. ft. of ground floor retail. There are a total of 568 parking spaces. The project features architectural pedestrian space including a paseo and an arcade.

The Planning and Zoning Board at their 03.11.15 meeting recommended approval of all three requests with Staff's recommended conditions of approval. In addition the Planning and Zoning Board had the following additional conditions of approval:

Zoning Code Text Amendment:

1. The Text Amendment should be limited only to the North Industrial Mixed-Use District.

(Staff Comment: Exhibit A, the draft Zoning Code Text Amendment Ordinance has been updated to limit the boundary of the text amendment to the North Industrial Mixed-Use District only.)

Alley Vacation:

1. The applicant should provide additional public open space in one or more of the following ways:
 - a. Provide publicly accessible open space on site.
 - b. Acquire property within proximity of the project within the City of Coral Gables and dedicate it as a public park.
 - c. Improve an existing open space for the benefit of the public, such as the area under the Metrorail as part of the Underline project, or a portion of the Coral Gables High School campus.

(Staff Comment: The applicant has proffered to contribute \$50,000 towards improvements to the Metrorail right-of-way, including but not limited to improvements associated with the proposed Underline project, however the final contribution amount will be determined by the City Commission. Exhibit B, the draft Alley Vacation Ordinance has been updated with Condition 14 to address this public open space contribution requirement.)

Additional conditions of approval are recommended by Staff including:

- required bicycle infrastructure upgrades in the North Industrial Mixed-Use District (Condition 13, Exhibit B, Alley Vacation Ordinance)
- required utility upgrades (Condition 16, Exhibit C, Mixed-Use Site Plan Resolution)
- reducing the impacts of dewatering the parking garage during construction (Condition 6, Exhibit C, Mixed-Use Site Plan Resolution)
- providing a peer reviewer for structural plans review (Condition 7, Exhibit C, Mixed-Use Site Plan Resolution)
- contributions to emergency vehicle technology improvements for traffic signal preemption (Condition 17, Exhibit C, Mixed-Use Site Plan Resolution)

In addition, the applicant has updated the proffered public access easement boundary, excluding 4,151 square feet of covered area alongside a retail entryway. This update has reduced the public access easement from 20,280 square feet to 16,129 square feet. The existing public alley to be vacated is 16,050 square feet.

The Zoning Code Text Amendment and the Alley Vacation items were heard on First Reading by the City Commission on May 12, 2015 and the Commission approved both items on First Reading (vote: 5 – 0). At that meeting, Economic and Cultural Development Department staff recommended that the applicant contribute

\$385,000 towards public open space improvements such as the proposed “Underline” improvements to the Metrorail right-of-way instead of the proffered \$50,000. Staff is currently working with the Applicant to update the contribution amount and will advise the Commission of the appropriate contribution at Second Reading.

The City Commission also discussed the amount of parking that is proposed as a part of this project; the Applicant proposes a surplus of 146 parking spaces above the required parking based on the uses incorporated in the proposed schematic site plan. The Commission suggested that those surplus spaces only be used by owners, tenants or visitors of the building. That suggestion has been incorporated as a condition of approval for the Mixed-Use Site Plan Resolution, Exhibit C.

The Commission suggested that the building should be LEED certified, and that all ground-floor storefronts should be required to remain open and unobstructed in order to view the ground floor interiors. Both suggestions have been added as conditions of approval for the Mixed-Use Site Plan Resolution, Exhibit C.

In addition, Staff provided a cost estimate for the emergency vehicle signal preemption technology that will assist with response times in the area after the project is completed. Staff estimates that six vehicles and four intersections will need to be upgraded with the technology, for an estimated cost of \$64,000. The Mixed-Use Site Plan Resolution, Exhibit C, Condition 17, has been updated to reflect that amount.

The draft Ordinances for Zoning Code Text Change and Alley Vacation are being presented at this time for consideration by the City Commission on Second Reading (Exhibits A and B, respectively). The draft Resolution for mixed use site plan review is presented for consideration. (Exhibit C).

Staff’s report and recommendation with attachments is provided as Exhibit D, and the comments and issues discussed by the Board at the meeting are presented in the meeting minutes provided in Exhibit E. The Powerpoint presentation that will be presented to the City Commission at their meeting on 05.26.15 is provided in Exhibit F.

The Applicant is in agreement with the recommended conditions of approval.

LEGISLATIVE ACTION:

Date:	Resolution/Ordinance No.	Comments
05.12.15	Ordinance	Approved Zoning Code Text Amendment and Alley Vacation on First Reading (vote: 5-0)

OTHER ADVISORY BOARD/COMMITTEE RECOMMENDATIONS:

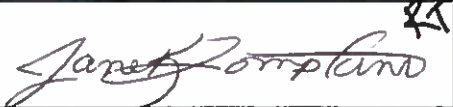
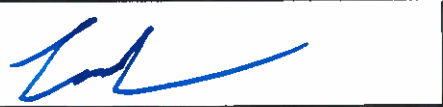
Date	Board/Committee	Comments (if any)
12.27.13	Development Review Committee	Review of Mixed-Use Site Plan
08.28.14	Board of Architects	Approval of Preliminary Design and Mediterranean Architecture
09.26.14	Development Review Committee	Review of Alley Vacation
02.26.15	Board of Architects	Approval of Mediterranean Bonus
03.11.15	Planning and Zoning Board	Approval with Conditions (included above)

PUBLIC NOTIFICATIONS:

Date	Form of Notification
02.20.15	Courtesy notification mailed to all property owners within 1,000 feet of the boundary of the subject property for Planning and Zoning Board meeting (Alley Vacation)
02.27.15	Courtesy notification mailed to all property owners within the Mixed-Use District and within

	1,500 feet of the Mixed-Use District
02.27.15	Property posted for Planning and Zoning Board meeting.
02.27.15	Legal advertisement published for Planning and Zoning Board meeting.
02.27.15	Planning and Zoning Board meeting agenda posted at City Hall.
02.27.15	Planning and Zoning Board meeting agenda, staff recommendation, legal notice and all attachments posted on City web page.
05.07.15	City Commission meeting agenda posted on City web page.
05.15.15	Courtesy notification mailed to all property owners within 1,000 feet of the boundary of the subject property for 2 nd Reading Commission meeting. (Alley Vacation)
05.15.15	Legal advertisement published for 2nd Reading Commission meeting.
05.20.15	City Commission meeting agenda posted on City web page.

APPROVED BY:

Department Director	City Attorney	City Manager
		

Exhibits:

- A. Draft Ordinance – Zoning Code text amendment.
- B. Draft Ordinance – Alley Vacation.
- C. Draft Resolution – Mixed-Use Site Plan