



**City of Coral Gables
CITY COMMISSION MEETING
May 26, 2015**

ITEM TITLE:

Ordinances on Second Reading. Change of Land Use, Comprehensive Plan Text Change, Zoning Code Text Change, Planned Area Development Site Plan, Alley Vacation, Development Agreement, and Revocation of an Existing Planned Area Development

STAFF RECOMMENDS CONTINUANCE TO COMMISSION MEETING ON JUNE 16, 2015.

1. An Ordinance of the City Commission of Coral Gables, Florida requesting an amendment to the Future Land Use Map of the City of Coral Gables Comprehensive Plan pursuant to Zoning Code Article 3, "Development Review," Division 15, "Comprehensive Plan Text and Map Amendments," and Small Scale Amendment procedures (S.163.3187, Florida Statutes), changing the boundaries between Commercial Low-Rise Intensity, Commercial Mid-Rise Intensity and Commercial High-Rise Intensity Land Use designations on property generally bounded by Sevilla Avenue on the north, Malaga Avenue on the south, Ponce de Leon Boulevard on the west and Galiano Street on the east, and generally known as 2801, 2901, and 3001 Ponce de Leon Boulevard, Coral Gables, Florida as shown on Exhibit "A" and legally described on Exhibit "B;" providing for a repealer provision, severability clause, and an effective date. (Legal description of property on file at the City)
2. An Ordinance of the City Commission of Coral Gables, Florida requesting an amendment to the text of the City of Coral Gables Comprehensive Plan, Future Land Use Element, Policy FLU-1.1.3, "Table FLU-2. Commercial Land Uses," pursuant to expedited State review procedures (S.163.3184, Florida Statutes) and Zoning Code Article 3, "Development Review," Division 15, "Comprehensive Plan Text and Map Amendments;" amending the "Commercial High-Rise Intensity," "Commercial Mid-Rise Intensity," and "Commercial Low-Rise Intensity" Land Use Classifications to provide that (A) residential use shall be permitted and (B) intensity shall be controlled by a Planned Area Development plan instead of by Floor Area Ratio, in a project developed in accordance with the Mediterranean Village Form-Based Planned Area Development; and further amending the "Commercial High-Rise Intensity" Land Use Classifications to provide that, in such a Mediterranean Village project, additional height may be granted for specified uses or architectural embellishment; providing for a repealer provision, severability clause, and an effective date.
3. An Ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code, by amending Article 3, "Development Review," Division 5, "Planned Area Development," to create Section 3-510, "Mediterranean Village Form-Based Planned Area Development," with form-based development standards that modify and supplement the existing Planned Area Development standards and criteria to allow appropriate infill and redevelopment in urbanized areas if certain minimum requirements are met; and amending Appendix A, "Site Specific Zoning Regulations," Section A-36 "Crafts Section," by removing Section A-36.B.5. regarding the use, design and number of stories for development in Block 20; providing for a repealer provision, severability clause, codification and an effective date.

4. An Ordinance of the City Commission of Coral Gables, Florida granting approval of a proposed Planned Area Development (PAD) approval referred to as “Mediterranean Village” pursuant to Zoning Code Article 3, “Development Review”, Division 5, “Planned Area Development (PAD)”, for the construction of a project consisting of a mix of uses including office, commercial, retail, hotel and residential, consistent with the separately proposed Section 3-510 “Mediterranean Village Form-Based Planned Area Development,” on the property legally described as Block 20, Block 23 (Less Lot 12 and a portion of Lot 11), and Block 30, Crafts Section, also generally known as 2801, 2901, And 3001 Ponce de Leon Boulevard, Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and an effective date. (Legal description of property on file at the City)
5. An Ordinance of the City Commission of Coral Gables, Florida requesting partial abandonment and vacation of a 20-foot wide public alleyway generally running east-west approximately 85 feet in length, dividing Blocks 3, 4 and Tract F from Block 5 and Tract G of Ponce Place Villas East 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,” and the dedication of a public access easement generally running over an internal driveway from Palermo Avenue to Coconut Grove Drive related to proposed development consistent with the separately proposed Section 3-510 “Mediterranean Village Form-Based Planned Area Development,” on the property generally known as 2801, 2901, and 3001 Ponce de Leon Boulevard, Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and an effective date. (Legal description of vacation on file at the City)
6. An Ordinance of the City Commission of Coral Gables, Florida approving a Development Agreement pursuant to Zoning Code Article 3, Division 20, entitled “Development Agreements,” for a proposed Planned Area Development referred to as “Mediterranean Village” related to the construction of a project consisting of a mix of uses including office, commercial, retail, hotel and residential, consistent with the separately proposed Section 3-510 “Mediterranean Village Form-Based Planned Area Development,” on the property legally described as Block 20, Block 23 (Less Lot 12 and a portion of Lot 11), and Block 30, Crafts Section, generally known as 2801, 2901, and 3001 Ponce de Leon Boulevard, Coral Gables, Florida; providing for a repealer provision, severability clause, and an effective date. (Legal description of property on file at the City)
7. An Ordinance of the City Commission of Coral Gables, Florida regarding the Planned Area Development (PAD) Mixed-Use Site Plan for the proposed project referred to as “Old Spanish Village”, generally described as 2801, 2901, and 3001 Ponce de Leon Boulevard, Coral Gables, Florida, and approved by Ordinance No. 2006-23 and amended by Ordinance No. 2007-27.1; revoking the PAD approvals for failure to proceed in accordance with the approved development phasing pursuant to Zoning Code Section 3-509; providing findings; providing for a repealer provision, severability clause, and an effective date. (Legal description of property on file at the City)

DEPARTMENT HEAD RECOMMENDATION:

Continuance to Regular Commission Meeting on June 16, 2015.

Following comments and suggestions during the Commission meetings of March 25th and April 2nd, 2015, the Applicant has revised the proposed project. However, the adjustments to the project have been significant and some revisions were submitted as late as May 17th, 2015. The revisions require further review by Staff.

PLANNING AND ZONING BOARD RECOMMENDATION:

The Planning and Zoning Board at their 02.11.15 meeting recommended approval of the Comprehensive Plan map amendment (vote: 7-0), Comprehensive Plan text amendment (vote: 7-0), Zoning Code text amendment (vote: 7-0), Planned Area Development site plan (vote: 7-0), Alley Vacation (vote: 7-0), and Development Agreement (vote: 7-0), with conditions. The Planning and Zoning Board does not make a recommendation on the revocation of an existing Planned Area Development (Item 7).

BRIEF HISTORY:

The subject property is located one block south of the City's Central Business District (CBD), and is generally bounded by Sevilla Avenue to the north, Malaga Avenue to the south, Galiano Street to the east, and Ponce de Leon Boulevard to the west. The application does not include the residence at 2915 Coconut Grove Drive. The property fronts Ponce Circle, the largest public open space in the urban core of Coral Gables.

The property is approximately 6.72 acres and is zoned Commercial. The land use is a mixture of Commercial Low-Rise Intensity, Commercial Mid-Rise Intensity, and Commercial High-Rise Intensity. The project site was originally assembled in the 2000s and approved by City Commission as a Planned Area Development (PAD) called Old Spanish Village (OSV PAD) in 2006 by Ordinance 2006-23, and amended on September 25, 2007 by Ordinance 2007-27.1.

First Reading

On March 25, 2015 and April 02, 2015 the Mediterranean Village Planned Area Development project and the seven associated application requests were presented to City Commission on 1st Reading. During the March 25th meeting, the Applicant and City Staff presented the application and the recommendation, and the public was given an opportunity to comment. Due to time considerations, the Commission deliberation portion of the meeting was continued to April 2nd, 2015. At that meeting, City Staff presented responses to public comment, and the Commission deliberated the item and voted on the item. A summary of the action taken by the Commission on 1st Reading is provided below:

Item 1: Future Land Use Map Amendment

- Approved 5-0

Item 2: Comprehensive Plan Text Amendment

- Approved 3-2 (dissenting votes concerned about habitable space above 190')
- Recommendation: strike out "or other destination use" text

Item 3: Zoning Code Text Amendment

- Approved with proffered conditions 3-2 (dissenting votes concerned about habitable space above 190')
- Proffered conditions:
 - Remove middle residential tower
 - Remove cinema
 - Relocate hotel drop-off
 - Make site plan changes as needed and amend regulations as needed
 - 4.0 maximum FAR

Item 4: Planned Area Development

- Approved with conditions 3-2 (dissenting votes concerned about habitable space above 190')
- Conditions:
 - Remove middle residential tower
 - Remove cinema
 - Relocate hotel drop-off
 - Make site plan changes as needed and amend regulations as needed

- 4.0 maximum FAR
- Examine the transitions from the project to the single-family neighborhood to the east and make an effort to step back more.
- All conditions from PZB Staff Report
- All conditions from memo dated 04/02/2015

Item 5: Alley Vacation

- Approved 5-0

Item 6: Development Agreement

- Approved with conditions 5-0
- Must be updated to reflect site plan, Comprehensive Plan text and Zoning Code text modifications
- All conditions from PZB Staff Report
- All conditions from memo dated 04/02/2015

Item 7: Planned Area Development Revocation

- Approved 5-0

Project Revisions

City Commission had multiple comments and recommendations for the application. The applicant has updated the site plan in response to some but not all of these comments. In summary, the applicant has made the following updates:

- Middle residential tower removed.
- Cinema removed.
- Hotel vehicular drop-off relocated away from Ponce de Leon Boulevard to Malaga and internalized
- FAR reduced to 4.0.
- Gym and daycare removed.
- Gym and daycare building reduced from 70' in height to 34' in height.
- Publicly accessible rooftop and public access stairwell redesigned to be more interactive with the ground level public plaza space around the Arts Center Building and the hotel ballroom.
- Hotel ballroom space increased to provide sit-down dining for 500 people.
- Ground level frontage on Ponce de Leon Boulevard designed as continuous storefront space; no curb cuts.
- One half of a level of underground parking removed.
- One level of above ground parking added.
- One publicly-accessible activated rooftop redesigned as an amenity space for residential tenants.
- Office liner space added on levels 3 – 6 to the north parking garage to provide habitable liner space fronting all sides of the plaza and the historic Arts Center Building.
- Total project area reduced by 109,798 sf.
- Retail increased by 23,100 sf but the second floor retail was not eliminated
- Office space increased by 3,000 sf.
- Combined hotel and multi-family residential space reduced by 90,398 sf.
- One central paseo rather than a double internal loop.
- Comp Plan text amendment amended – removed rooftop bonus height for mid-rise commercial.
- Form-Based PAD updated to incorporate changes above.
- Development Agreement updated to incorporate recommended changes.

Staff Recommendation

Staff recommends that the items be continued to the regular Commission meeting of June 16, 2015. A summary of Staff's recommendation based on the materials submitted is as follows:

Item 1: Future Land Use Map Amendment

- Approval
- Item 2: Comprehensive Plan Text Amendment
- Approval
- Item 3: Zoning Code Text Amendment
- Approval; recommended conditions have been addressed in the new submittal
- Item 4: Planned Area Development
- Continuance; additional review of updated plans is needed
- Item 5: Alley Vacation
- Approval
- Item 6: Development Agreement
- Continuance; additional review of updated plans is needed
 - Item 7: Planned Area Development Revocation
 - Approval

Because two (2) of the seven (7) items require additional review and consideration, Staff recommends that all seven (7) related items be continued to the June 16, 2015 City Commission meeting, time certain, in order to allow an appropriate amount of time for Staff review, modifications as needed, and public outreach as needed. The seven (7) Ordinances from First Reading are attached as Exhibits A – G for reference, however they have not yet been updated to reflect the Applicant's revisions to the project.

LEGISLATIVE ACTION:

Date:	Resolution/Ordinance No.	Comments
04.02.15	Comprehensive Plan Map Amendment Ordinance	Approved on First Reading (vote: 5 – 0)
04.02.15	Comprehensive Plan Text Amendment Ordinance	Approved on First Reading (vote: 3 – 2)
04.02.15	Zoning Code Text Amendment Ordinance	Approved with Conditions on First Reading (vote: 3 – 2)
04.02.15	Planned Area Development Site Plan Ordinance	Approved with Conditions on First Reading (vote: 3 – 2)
04.02.15	Alley Vacation Ordinance	Approved on First Reading (vote: 5 – 0)
04.02.15	Development Agreement Ordinance	Approved with Conditions on First Reading (vote: 5 – 0)
04.02.15	Revocation of an existing Planned Area Development Ordinance	Approved on First Reading (vote: 5 – 0)

OTHER ADVISORY BOARD/COMMITTEE RECOMMENDATIONS:

Date	Board/Committee	Comments (if any)
01.14.14	City Commission	Discussion
04.11.14	Development Review Committee	Review
06.13.14	City Commission	Discussion
07.23.14	Board of Architects	Discussion
08.13.14	Planning and Zoning Board	Discussion
09.19.14	Expert Panel Review – Architecture	Discussion
11.05.14	Board of Architects	Approval of Conceptual Design with the Condition that the applicant study an arcade along Ponce de Leon Boulevard
11.21.14	Expert Panel Review – Form-Based PAD Regulations	Refer to Staff Report Attachment F
12.10.14	Planning and Zoning Board	Continued
12.11.14	Historic Preservation Board	Discussion
01.20.15	Traffic Advisory Board	Discussion
01.30.15	Development Review Committee	Review
02.11.15	Planning and Zoning Board	Approval with Conditions (included above)
02.19.15	Historic Preservation Board	Discussion

PUBLIC NOTIFICATIONS:

Date	Form of Notification
05.14.15	Legal advertisement with map.
05.18.15	Courtesy notification mailed to all property owners within 1,000 feet of the boundary of the subject property.
05.18.15	Posted property.
05.20.15	Post agenda at City Hall.
05.20.15	Posted agenda, staff report, legal notice and all attachments on City web page.
03.17.15	Courtesy notification mailed to all property owners within 1,000 feet of the boundary of the subject property.
03.20.15	Posted property.
03.17.15	Post agenda at City Hall.
03.20.15	Posted agenda, staff report, legal notice and all attachments on City web page.
03.18.15	Legal advertisement with map.

APPROVED BY:

Department Director	City Attorney	City Manager

Exhibits:

- A. Draft Ordinance – Change of land use.**
- B. Draft Ordinance – Comprehensive Plan text amendment.**
- C. Draft Ordinance – Zoning Code text amendment.**
- D. Draft Ordinance – Planned Area Development site plan.**
- E. Draft Ordinance – Alley Vacation.**
- F. Draft Ordinance – Development Agreement.**
- G. Draft Ordinance – Revocation of Old Spanish Village Planned Area Development**