



City of Coral Gables Planning and Zoning Staff Report

Property: 100 Miracle Mile (100 Miracle Mile, 151 Andalusia Avenue, and 2414 Galiano Street)

Applicant: Poncecat Miracle Mile, LLC

Application: Comprehensive Plan Map Amendment, Zoning Code Text Amendment, Receipt of Transfer of Development Rights (TDRs), Encroachment and Mixed-Use Site Plan

Public Hearing: Planning and Zoning Board / Local Planning Agency

Date & Time: December 12, 2018, 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 the following for a project known as “100 Miracle Mile:”

1. Comprehensive Plan Map Amendment
2. Zoning Code Text Amendment
3. Receipt of Transfer of Development Rights (TDRs)
4. Encroachment and Mixed-Use Site Plan (Conditional Use Review)



Proposed project and existing conditions

100 Miracle Mile

The subject site, located within the City's Central Business District (CBD), and is also within the Zain/Friedman Miracle Mile Downtown (DO) District. The parcel comprised of 11 lots (lots 19-29, Block 3) totaling approximately 29,500 square feet (0.67 acres) in size. It is a through parcel with frontages on Miracle Mile and Andalusia Avenue, bifurcated by an alley, west of Galiano Street as shown in the aerial map below:

Aerial Map



There is an existing 3-story office building fronting Miracle Mile and a surface parking lot along Andalusia Avenue. The Applicant seeks to redevelop and is proposing a mixed-use project containing 130 residential units, ground floor commercial uses of approximately 13,000 square feet, an office use of approximately 4,500 square feet located on the second floor fronting Miracle Mile, and a parking structure with 179 parking spaces including parking lifts. The proposed building height is 16-stories at 163.5 feet of habitable building height with Level 1 Mediterranean Style Design bonus.

The project includes:

1. Project Site is approximately 0.67 acres (29,496 square feet)
2. 16-stories at 163.5 feet (with level 1 med bonus)
3. 130 residential units
4. 13,055 square feet of ground-floor commercial uses
5. 4,236 square feet of office use (2nd floor)
6. 179 parking spaces (including lifts)

The request requires three public hearings, including review and recommendation by the Planning and Zoning Board, and 1st and 2nd Reading before the City Commission. The Ordinances and Resolution under consideration include the following:

1. *An Ordinance of the City Commission of Coral Gables, Florida requesting an amendment to the Future Land Use Map of the City of Coral Gables Comprehensive Plan pursuant to Zoning Code Article 3, "Development Review," Division 15, "Comprehensive Plan Text and Map Amendments," and Small Scale amendment procedures (ss. 163.3187, Florida Statutes), from "Commercial Mid-Rise Intensity" to "Mixed Use" for lots 23-29, Block 3, Crafts Section; and, from "Commercial High-Rise Intensity" to "Mixed Use" for lots 19-22, Block 3, Crafts Section (100 Miracle Mile), Coral Gables, Florida; providing for a repealer provision, severability clause, and providing for an effective date. (LPA review)*
2. *An Ordinance of the City Commission of Coral Gables, Florida providing for a text amendment to the City of Coral Gables Official Zoning Code by amending Appendix A, "Site Specific Zoning Regulations," Section A-36, "Crafts Section," by modifying provisions for height for the property legally described as Lots 19-29, Block 3, Crafts Section (100 Miracle Mile), Coral Gables, Florida; providing for a repealer provision, severability clause, codification, and providing for an effective date.*
3. *An Ordinance of the City Commission of Coral Gables, Florida requesting receipt of Transfer of Development Rights (TDRs) pursuant to Zoning Code Article 3, "Development Review", Division 10, "Transfer of Development Rights", Section 3-1006, "Review and approval of use of TDRs on receiver sites", for the receipt and use of TDRs for the mixed use project referred to as "100 Miracle Mile", on the property legally described as Lots 19-29, Block 3, Crafts Section (100 Miracle Mile), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date.*
4. *A Resolution of the City Commission of Coral Gables, Florida requesting an Encroachment Agreement and Mixed-Use Site Plan Review pursuant to Zoning Code Article 4, "Zoning Districts," Division 2, "Overlay and Special Purpose Districts," Section 4-201, "Mixed Use District (MXD)," for the proposed project referred to as "100 Miracle Mile" on the property legally described as Lots 19-29, Block 3, Crafts Section (100 Miracle Mile), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date.*

Summary of Application.

Poncecat Miracle Mile, LLC (hereinafter referred to as "Applicant"), has submitted an application (hereinafter referred to as the "Application") for review of the following: 1.) Small Scale Comprehensive Plan Map Amendment by changing the Future Land Use from "Commercial Mid-Rise Intensity" to "Mixed Use" for lots 23-29, Block 3, Crafts Section, and, from "Commercial High-Rise Intensity" to "Mixed Use" for lots 19-22, Block 3, Crafts Section; 2.) Zoning Code Text Amendment modifying provisions for height amending Site Specifics to allow 16-stories inclusive of level one (1) Mediterranean Bonus where only 14-stories is allowed; 3.) Receipt of Transfer of Development Rights (TDRs); and, 4.) Encroachment and Mixed-Use Site Plan (Conditional Use Review) for consideration at public hearings pursuant to and in accordance with the City of Coral Gables Zoning Code. The application package submitted by the Applicant is provided in Attachment A.

Site Data and Project Timeline.

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

Existing Property Designations

Comprehensive Plan Map designation	Commercial Mid-Rise Intensity Commercial High-Rise Intensity
Zoning Map designation	Commercial
Within Central Business District (CBD)	Yes
Within Zain/Friedman Miracle Mile Downtown (DO) District	Yes
Within a designated Mixed-Use Overlay District (MXOD)	No
Mediterranean Architectural District (citywide)	Yes
Within Coral Gables Redevelopment Infill District (GRID)	Yes

Surrounding Land Uses

Location	Existing Land Uses	CP Designations	Zoning Designations
North	Commercial building	Commercial High-Rise Intensity	Commercial (C)
South	Mixed-Use Building	Commercial Mid-Rise Intensity	Commercial (C)
East	Commercial Building	Commercial High-Rise Intensity Commercial Mid-Rise Intensity	Commercial (C)
West	Commercial Building and at-grade parking	Commercial High-Rise Intensity Commercial Mid-Rise Intensity	Commercial (C)

The property's existing land use and zoning designations, as illustrated in the following maps:

Existing Future Land Use Map



Existing Zoning Map



City Review Timeline

The proposal has undergone the following City reviews:

REVIEW COMMITTEES AND BOARDS	DATE
Development Review Committee	06.29.18
Board of Architects (Preliminary Design and Mediterranean Bonus)	09.06.18
Planning and Zoning Board	12.12.18
City Commission – 1 st Reading	TBD
City Commission – 2 nd Reading	TBD

STAFF REVIEW				
Department	DRC 06.29.18	Board of Architects 09.06.18	Staff Meeting 10.15.18	Comments Provided?
Historical Resources and Cultural Arts	x		x	Yes
Parking	x		x	Yes
Public Service	x		x	Yes
Concurrency	x		x	Yes
Police			x	Yes
Fire			x	Yes
Public Works	x		x	Yes
Zoning	x		x	Yes
Board of Architects	x	x	x	Yes
Planning	x		x	Yes
Building	x		x	Yes
Economic Development			x	Yes
Parks			x	Yes

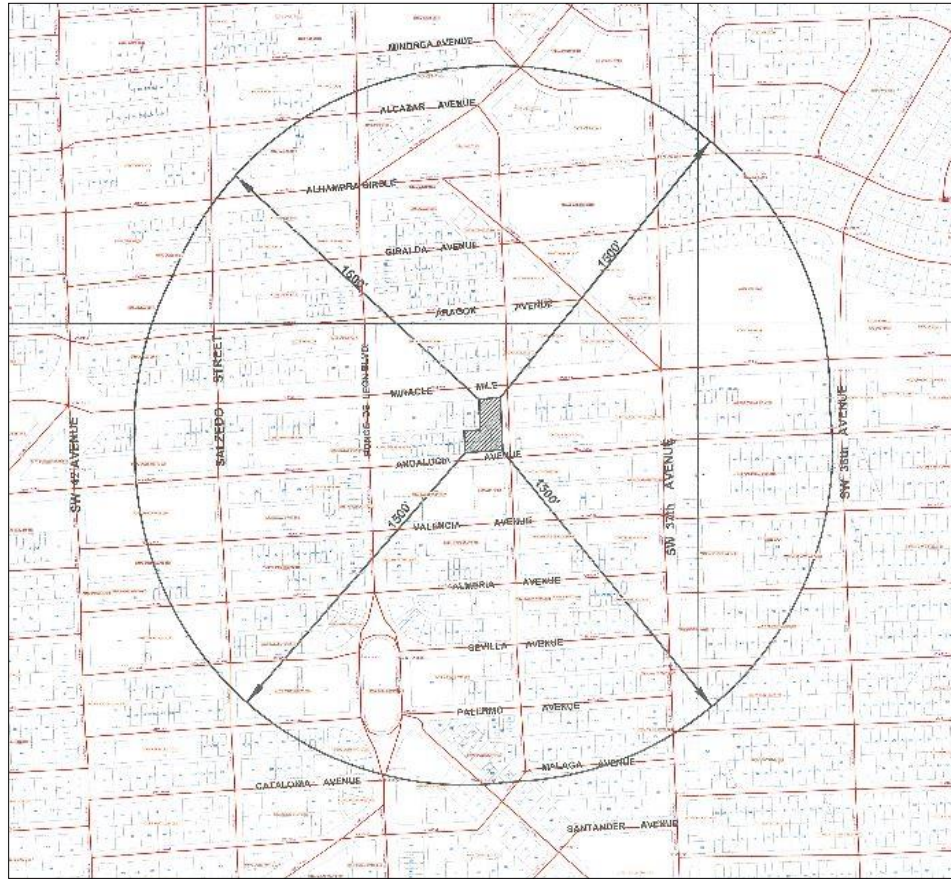
Public Notification and Comments

The Applicant completed the mandatory neighborhood meeting on November 20, 2018 with notification to all property owners within 1,500 feet of the property boundary. A summary of the meeting is provided as Attachment G.

The Zoning Code requires that a courtesy notification be provided to surrounding property owners within 1,500 feet. 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 1,018 notices were mailed.

A copy of the legal advertisement and courtesy notice are provided as Attachment H. A copy of the published newspaper notification of this public hearing item is included as Attachment H.

Courtesy Notification Radius Map



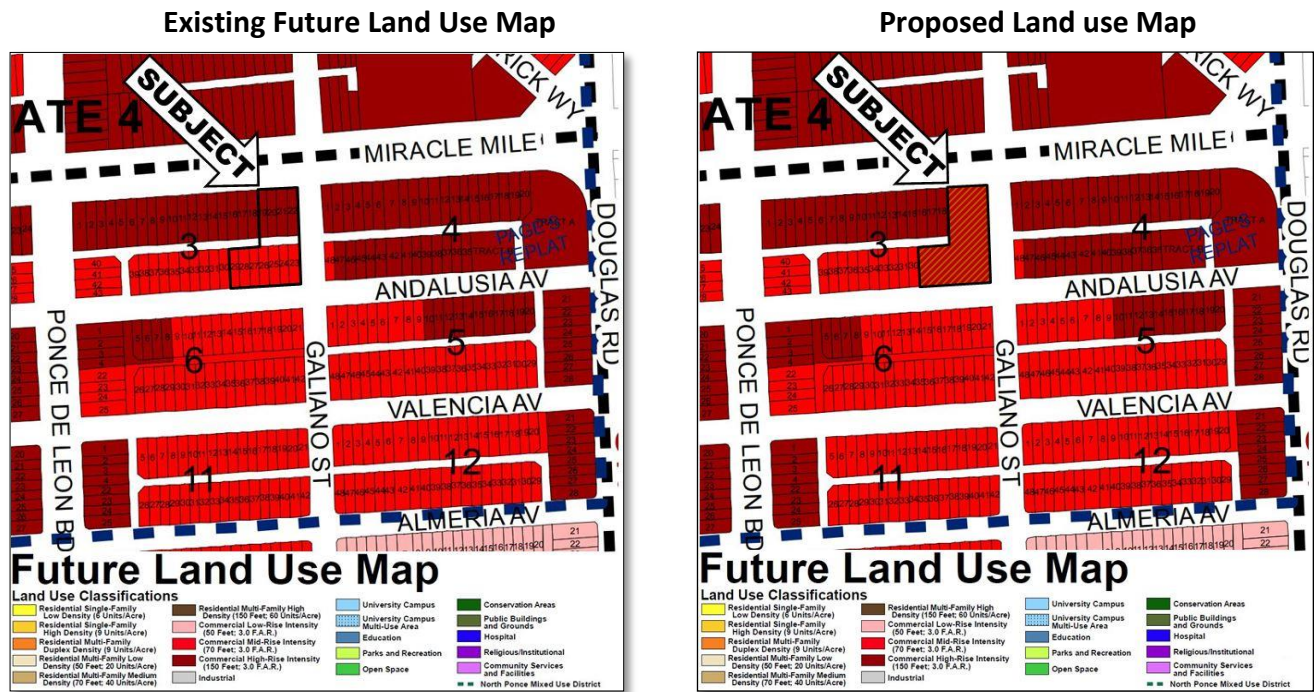
The following has been completed to solicit input and provide notice of the Application:

PUBLIC NOTICE	DATE
Applicant neighborhood meeting	11.20.18
Zoning Code Courtesy notification-1,500 ft.	11.30.18
Sign posting of property	11.30.18
Legal advertisement	11.30.18
Posted agenda on City Hall	12.03.18
Posted Staff report on City web page	12.07.18

Application Requests

1. Future Land Use Map Amendment

A comparison of the property's existing Future Land Use Map designations and the Applicant's requested designation is shown on the following mapping:



The property has a dual Land Use Designation. The northern portion fronting Miracle Mile (Lots 19-22) is designated Commercial High-Rise Intensity while the southern portion fronting Andalusia Avenue (Lots 23-29) is designated Commercial Mid-Rise Intensity. The Applicant requests changing the Land Use altogether to Mixed Use.

Currently, the subject site contains a 3-story commercial building fronting Miracle Mile, and an at-grade parking lot on the south side fronting Andalusia Avenue. The proposed change in Land Use will allow the Applicant the opportunity to provide for mixed-use development. As stated in the Applicant's intent "this will improve underutilized land currently used as a surface parking lot with high quality mixed-use development" containing 130 residential units, ground floor commercial uses of approximately 13,000 square feet, and an office use of approximately 4,500 square feet. The existing 3-story building fronting Miracle Mile will be renovated and improved with office use, residential units, and residential amenities including a pool. The existing building and the proposed residential tower will be connected by two bridges encroaching over a twenty-foot wide alley.

Findings of Fact- Land Use Map Amendment

Zoning Code Section 3-1506 provides review standards for Comprehensive Plan amendments:

Standard	Staff Evaluation
1. Whether it specifically advances any objective or policy of the Comprehensive Land Use Plan.	The Comprehensive Plan map amendment from Commercial Mid-Rise and Commercial High-Rise to Mixed Use is appropriate for this location near major thoroughfare, employment hubs and commercial centers.
2. Whether it is internally consistent with Comprehensive Land Use Plan.	The proposed Mixed Use land use allows many beneficial aspects of the project as supports the intent of the Downtown Overlay.
3. Its effect on the level of service of public infrastructure.	The proposed map amendment will support enhanced multi-modal activity in the Downtown neighborhood which is a goal of the Comprehensive Plan. There is an opportunity to reduce the traffic on the area by encouraging residents to work where they live, and walk, bike, or use mass transit.
4. Its effect on environmental resources.	The proposed amendments promote urban infill redevelopment on a currently vacant and underutilized land. No significant environmental resources will be impacted.
5. Its effect on the availability of housing that is affordable to people who live or work in the City of Coral Gables.	The proposed amendments will provide additional multi-family housing opportunities in the City with access to frequent transit service and pedestrian access to dining, shopping, and employment opportunities. The project contributes to the provision of additional housing options for people who live, work, and study in the City.
6. Any other effect that the City determines is relevant to the City Commission's decision on the application.	The proposed Comprehensive Map Amendment allows for the construction of mixed-use development with higher-density multi-family housing in an appropriate urban location.

Staff comments:

The project is located within the Central Business District (CBD) and the Zain/Friedman Miracle Mile Downtown Overlay (DO) District. One of the objectives of the Downtown Overlay is to promote and encourage pedestrian activities in Downtown Coral Gables by promoting the concepts of mixed-use development and pedestrian friendly alternatives. The proposed Mixed Use Land Use is appropriate for this location, located along the future designated bike routes on Galiano Street and Andalusia Avenue. This change in land use will facilitate mixed use development, encourage mass transit, and reduce the need for automobile travel. Therefore, development on this site enhances the neighborhood and encourages redevelopment of Downtown Coral Gables.

2. Zoning Code Text Amendment

Under the proposed Mixed Use Land Use, building height is controlled by applicable Zoning Code provisions. The Site Specific Zoning Regulations, Section A-36 Crafts Section, will be used to provide height regulations for this property where thirteen (13) stories or one-hundred-fifty (150) in height whichever is less is allowed plus additional floors and height may be secured through the Coral Gables Mediterranean Style Design bonuses.

The Applicant only secured level 1 Mediterranean bonus. Instead, proposes to amend the Zoning Code in order to achieve the maximum number of floors and building height; shifting away from the Mediterranean style design standards of level 2 bonus program.

The Applicant proposes to change the Site Specific Zoning Regulations for this property to allow 16-stories at 163.5 feet in height under Level 1 Mediterranean bonus where only 14-stories is allowed. The proposed changes are shown below in ~~strike through~~ / underline format.

Section A-36 Craft Section.

B. Height of buildings.

5. No apartment buildings and/or structures shall be constructed or erected on the following described property to exceed sixteen (16) stories or one hundred sixty three and a half (163.5) feet in height (inclusive of Mediterranean Bonuses):
 - a. Lots 23 through 29, inclusive, Block 3.
6. No commercial buildings and/or structures shall be constructed or erected on the following described property to exceed three (3) stories or forty-five (45) feet in height (inclusive of Mediterranean Bonuses):
 - a. Lots 19 through 22, inclusive, Block 3.

Findings of Fact- Zoning Code Text Amendment

In accordance with Section 3-1405 of the Zoning Code, the Planning and Zoning Board shall not recommend adoption of, and the City Commission shall not adopt, text amendments to these land Zoning Code unless the text amendment:

- i. Promotes the public health, safety, and welfare.
- ii. Does not permit uses the Comprehensive Plan prohibits in the area affected by the district boundary change or text amendment.
- iii. 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.

- iv. 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 the minimum requirements of the Comprehensive Plan.
- v. Does not directly conflict with an objective or policy of the Comprehensive Plan.

Staff comments:

The existing Site Specific Zoning Regulations for the subject site include a height limit of thirteen (13) stories or one-hundred-fifty (150) in height whichever is less. In addition to what the Site Specific Zoning Regulations allow the Applicant has the option to secure Mediterranean Style Design Standards bonuses and/or incentives with regard to additional floors and height, summarized in the table below:

Standards	FAR	Maximum height
Site Specific	3.0	13 stories or 150 feet
Level 1	0.2	+1 floor/13.5 feet = 14-stories/163.5 feet
Level 2	0.3	+1 or 2 floors/27 feet = 16-stories/190.5 feet

The Applicant opted to secure only level 1 Mediterranean Style Design bonus. The Applicant would have the ability to develop the project as proposed with the number of floors and height (16-stories and 163.5 feet) without amending the Zoning Regulations under level 2 bonus program. In fact the project could go up to 16-stories at 190.5 feet in height with Level 2 Mediterranean Style Design Standards. Therefore, staff recommends DENIAL of this request and suggests the Applicant develop the project according to the current Site Specific Regulations.

3. Receipt of Transfer of Development Rights (TDRs)

The project intends to utilize Transfer of Development Rights (TDRs) as a receiver site in order to secure an additional twenty-five percent (25%) Floor Area Ratio (FAR). Property purchasing or transferring the TDRs (referred to as receiver sites) must be zoned C, Commercial and also located within the CBD. The Zoning Code's stated purpose for the transfer/sending of unused development rights is to encourage historic preservation and to provide an economic incentive to property owners to designate, protect, enhance and preserve historic properties within the CBD.

Section 3-1005 and 3-1006 of the Zoning Code establishes the requirements for the use of TDRs on receiver sites. Those provisions state that the Planning and Zoning Board and City Commission may recommend conditions of approval that are necessary to ensure compliance with the criteria and standards as specified in the Zoning Code.

The Applicant proposes the following:

- A. *"Use of TDRs on receiver sites. The receiving sites shall be located within the boundaries of the CBD and designated commercial zoning."*

- B. *“Maximum TDR floor area ratio (FAR) increase on receiver sites. An increase of up to twenty-five percent (25%) of permitted gross FAR and approved Mediterranean architectural style bonuses gross FAR may be permitted”.*

Although the subject site qualifies as a receiver site, since it is zoned Commercial and is located within the CBD, the Applicant has not provided any details of the sending sites and no Certificates of Transfer of Development Rights were provided. Therefore, this request cannot be approved at this time.

Below is the review and approval process of use of TDR's on receiver sites as set out in Zoning Code Section 3-1006, as follows:

- A. *“An application to transfer development rights to a receiver site shall be reviewed subject to all of the following”:*
1. *“In conformance with any applicable conditions of approval pursuant to the Certificate of TDRs.”*
 2. *“Board of Architects review and approval subject to Article 5, Division 6, Design Review Standards.”*
 3. *“If the receiving site is within five hundred (500) feet of a local historic landmark, Historic Preservation Board review and approval is required to determine if the proposal shall not adversely affect the historic, architectural, or aesthetic character of the property”.*
 4. *“Planning and Zoning Board review and recommendation and City Commission review to determine if the application satisfies all of the following”:*
 - a. *“Applicable site plan review requirements per Article 3, Division 2, General Development Review Procedures and conditional use review requirements per Article 3, Division 4, Conditional Uses”.*
 - b. *“The extent to which the application is consistent with the Zoning Code and City Code otherwise applicable to the subject property or properties, including but not limited to density, bulk, size, area and use, and the reasons why such departures are determined to be in the public interest”.*
 - c. *“The physical design of the proposed site plan and the manner in which the design makes use of adequate provisions for public services, provides adequate control over vehicular traffic, provides for and protects designated common open areas, and furthers the amenities of light and air, recreation and visual enjoyment”.*
 - d. *“The conformity of the proposal with the Goals, Objectives and Policies of the City's Comprehensive Plan”.*

4. Encroachment and Mixed Use Site Plan

Mixed Use District (MXD) Purpose and Objectives

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.

Mediterranean Architectural Style

The proposed project received preliminary approval of Mediterranean architectural bonuses, Level 1 from the Board of Architects on September 6, 2018.

Site plan information:

Type	Required/Permitted	Proposed
Total site area	Min. 20,000 sq. ft.	29,496 sq. ft. (.67 acres)
Floor Area Ratio (FAR) with Mediterranean bonuses)	3.0 (as-of-right) + 0.2 (level 1 med bonus) +0.3 (level 2 med bonus)	3.2 FAR (level 1 med bonus) +25% use of TDRs
FAR x total site area	88,488 sq. ft. (as-of-right) +5,899 sq. ft. (level 1 med bonus) +23,596 sq. ft. (25% TDRs) MAXIMUM = 117,984 sq. ft.	117,320 sq. ft.
Building height	150 ft. (as-of-right) 163.5 ft. (level 1 med bonus) 190.5 ft. (level 2 med bonus)	163.5 ft. (level 1 med bonus)
No. of floors	13 stories (as-of-right) 14 stories (level 1 med bonus) 16 stories (level 2 med bonus)	16 stories (level 1 Med bonus)
Setbacks		
Primary street frontages (Andalusia Avenue)	0' up to 45 feet 10 feet min. above 45 feet	0' up to 45 feet 16'-10" above 45 feet
Side street (Galiano)	0' up to 45 feet 10 feet min. above 45 feet	0' up to 45 feet 16'-10" above 45 feet
Interior side (west side)	0'	11'-1" above 45 feet
Rear (alley)	0' up to 45 feet 10 feet min. above 45 feet	0' up to 45 feet 11' above 45 feet
Total Residential Units	No density limitation w/in CBD	130 units (194 units/acre)
	One-bedroom	86 units
	Two bedrooms	44 units
Ground Floor Commercial	9,385 sq. ft. (8% min.)	13,055 sq. ft.
Parking Spaces (shared parking)	188	179 with parking lifts
Landscape Open Space Area	2,950 sq. ft. (10%)	3,960 sq. ft. (13%)

Section 4-201 of the Zoning Code states the purpose of the MXD district is as follows:

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 MXD requirements and performance standards set out in the Zoning Code have been evaluated and provided in the Zoning Analysis during Development Review Committee meeting.

Site Plan Review Criteria

Section 3-406 of the Zoning Code states that the Planning and Zoning Board shall review applications for conditional use (site plan review) and provide a recommendation to the City Commission whether they should grant approval, grant approval subject to specific conditions or deny the application. The Planning and Zoning Division, Planning and Zoning Board and City Commission may recommend such conditions to an approval that are necessary to ensure compliance with the standards set forth in Section 3-408.

Findings of Fact- Encroachment and Mixed Use Site Plan

The Applicant's plans have been compared to the site plan review criteria set out in Zoning Code Section 3-408 as follows:

- A. *"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."*

Staff comments: The proposed mixed use project, in context meets with the CP's Goals, Objectives and Policies by encouraging mixed use development in major corridors. However, the proposed number of floors and height can be achieved without amending the Zoning Code Regulations.

Additionally, the proposed maximum FAR is dependent on the approval of the use of TDRs on this site and the Applicant has not started that process. Therefore, staff cannot recommend approval of the Site Plan at this time.

- B. *"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".*

Staff comments: The subject property is located along a major road and within close proximity to major employment and commercial centers. Therefore, a mix use project is appropriate in this location as it compliments other uses in the surrounding area.

- C. *"The proposed conditional use does not conflict with the needs and character of the neighborhood and the City".*

Staff comments: The redevelopment of this property as a mixed use project fulfills the objective of the City to attract mixed use developments to the Downtown Overlay and the creation of a pedestrian oriented urban environment. The proposed ground floor commercial uses, office spaces and residential units will provide the economic support for the surrounding commercial and retail uses.

- D. *"The proposed conditional use will not adversely or unreasonably affect the use of other property in the area."*

Staff comments: The proposed mixed use project is similar and consistent with the development pattern in the area. Adding high-density multi-family use and office spaces into the area will provide additional economic support for the surrounding commercial and retail uses in the Downtown.

- E. *"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".*

Staff comments: The planned redevelopment of this property as a mixed use project is compatible and complies with the intent of the Zoning Code Mixed Use design regulations and Comprehensive Plan Mixed Use District (MXD) provisions. However, the proposed height and massing is not consistent and not allowed in the Site Specifics Regulations.

- F. *"The parcel proposed for development is adequate in size and shape to accommodate all development features."*

Staff comments: The subject property is larger than the minimum 20,000 square foot size required for an individual mixed use project and those located within a designated Downtown Overlay District.

- G. *"The nature of the proposed development is not detrimental to the health, safety and general welfare of the community."*

Staff comments: The project site is surrounded and in close proximity to properties with either commercial, multi-family uses or mixed-use, all of which allow for mid-rise development (70'-0" as-of-right, 97'-0" with Mediterranean bonuses) or high-rise development (150'-0" as-of-right, 190'-6" with Mediterranean bonuses). The project's ground floor pedestrian amenities enhance the existing and future uses surrounding the property and within the Downtown Overlay District.

- H. *"The design of the proposed driveways, circulation patterns and parking is well defined to promote vehicular and pedestrian circulation."*

Staff comments: All vehicular parking for the project and service access is within the confines of the building, and is physically separated from pedestrian circulation around the perimeter of the project. The project's ground floor pedestrian amenities enhance the redevelopment of the area. The project will be required to underground all overhead utilities. In addition, the proposal includes public realm improvements (i.e., under and over story landscaping, pedestrian benches, bicycle racks, waste receptacles, etc.) that will provide amenities for pedestrians.

- I. *"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".*

Staff comments: The project will be required to comply with the City's Concurrency Management program to ensure that there is adequate infrastructure available to support the project. The proposed project was not reviewed for concurrency. As such, staff is recommending continuance until the Applicant received a Concurrency Impact Statement (CIS) to ensure that there is adequate infrastructure available to support the project.

Traffic Study

This property falls within the Gables Redevelopment Infill District (GRID). The City's GRID allows development within its boundaries to move forward regardless of a roadway's level of service (LOS). The City does, however, require all developments within the GRID that increase intensity/density to complete a Traffic Impact Analysis report and provide appropriate traffic mitigation to help offset the impacts. A Traffic Generation Statement prepared by David Plummer & Associates, dated December 3, 2018, is provided on attachment B. All traffic issues identified in the City review process must be satisfied and provided on the Applicant's plans prior to approval by the City Commission.

Shared Parking Analysis

Shared parking analysis prepared by David Plummer & Associates provided in attached B, states that the 179 parking spaces provided is sufficient to meet the parking demand.

Concurrency Management

This project is required to comply with the City's Concurrency Management program to ensure that there is adequate infrastructure available to support the project.

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.

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 proposes providing a contribution to the Art in Public Places Fund in compliance with Zoning Code regulations.

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 is required to underground all existing overhead utilities.

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

This section provides a detailed analysis of the CP providing a basis of consistency, and finds the following CP Goals, Objectives and Policies are consistent:

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

REF. NO.	COMPREHENSIVE PLAN GOAL, OBJECTIVE AND POLICY	STAFF REVIEW
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-1.7.2. 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: <ul style="list-style-type: none"> • Surrounding land use compatibility. • Historic resources. • Neighborhood Identity. • Public Facilities including roadways. • Intensity/Density of the use. • Access and parking. • Landscaping and buffering. 	Complies
5.	Goal DES-1. Maintain the City as a livable city, attractive in its setting and dynamic in its urban character.	Complies
6.	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
7.	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
8.	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
12.	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
13.	Objective HOU-1.5. Support the infill of housing in association with mixed use development.	Complies
14.	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
15.	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	Complies

REF. NO.	COMPREHENSIVE PLAN GOAL, OBJECTIVE AND POLICY	STAFF REVIEW
	transit and vehicle pooling.	
16.	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
17.	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
18.	Policy MOB-1.1.3. Locate higher density development along transit corridors and near multimodal stations.	Complies
19.	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
20.	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: <ul style="list-style-type: none">•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 activities.•Improve the visual attractiveness of the urban and residential areas (neighborhoods).	Complies

Staff Recommendation

The overall concept of the project meets the intent of Comprehensive Plan and the objectives of the Downtown Overlay which is to promote and encourage pedestrian activities in Downtown Coral Gables by promoting the concepts of mixed-use development and pedestrian friendly alternatives.

However, Staff is of the opinion that the project could be developed as proposed without amending the Zoning Code. An alternative process could be:

- Develop the project following the Level 2 Mediterranean Style Design Standards or develop the project according to the Site Specific Regulations.
- Start the application process of Transfer of Development Rights (TDRs).

The Applicant has made specific requests, as stated on the Statement of Use in Attachment A, and is entitled to be heard by the Planning and Zoning Board. Staff's review and analysis is based on the Applicant's specific request. Based upon the complete Findings of Fact contained within this report, staff recommends the following:

1. An Ordinance of the City Commission of Coral Gables, Florida requesting an amendment to the Future Land Use Map of the City of Coral Gables Comprehensive Plan pursuant to Zoning Code Article 3, "Development Review," Division 15, "Comprehensive Plan Text and Map Amendments," and Small Scale amendment procedures (ss. 163.3187, Florida Statutes), from "Commercial Mid-Rise Intensity" to "Mixed Use" for lots 23-29, Block 3, Crafts Section; and, from "Commercial High-Rise Intensity" to "Mixed Use" for lots 19-22, Block 3, Crafts Section (100 Miracle Mile), Coral Gables, Florida; providing for a repealer provision, severability clause, and providing for an effective date. (LPA review)

Staff recommends **Approval.**

2. An Ordinance of the City Commission of Coral Gables, Florida providing for a text amendment to the City of Coral Gables Official Zoning Code by amending Appendix A, "Site Specific Zoning Regulations," Section A-36, "Crafts Section," by modifying provisions for height for the property legally described as Lots 19-29, Block 3, Crafts Section (100 Miracle Mile), Coral Gables, Florida; providing for a repealer provision, severability clause, codification, and providing for an effective date.

Staff recommends **Denial.**

Staff comments: Staff is concerned with modifying the Site Specific Regulations for small areas located in the Downtown Overlay District. Small areas would have unique development standards.

3. An Ordinance of the City Commission of Coral Gables, Florida requesting receipt of Transfer of Development Rights (TDRs) pursuant to Zoning Code Article 3, "Development Review", Division 10, "Transfer of Development Rights", Section 3-1006, "Review and approval of use of TDRs on receiver sites", for the receipt and use of TDRs for the mixed use project referred to as "100 Miracle Mile", on the property legally described as Lots 19-29, Block 3, Crafts Section (100 Miracle Mile), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date.

Staff recommends **Continuance.**

Staff comments: The Applicant has not provided any details of the sending sites and no Certificates of Transfer of Development Rights were provided. Applicant needs to provide details of this request and start the process with the Historic Preservation Board.

4. A Resolution of the City Commission of Coral Gables, Florida requesting an Encroachment Agreement and Mixed-Use Site Plan Review pursuant to Zoning Code Article 4, "Zoning Districts," Division 2, "Overlay and Special Purpose Districts," Section 4-201, "Mixed Use District (MXD)," for the proposed project referred to as "100 Miracle Mile" on the property legally described as Lots 19-29, Block 3, Crafts Section (100 Miracle Mile), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date.

Staff recommends **Continuance**.

Staff comments: The TDR process has not been followed, the maximum proposed FAR cannot be achieved until the TDR process is approved. Additionally, proposed number of stories needs to be consistent with Zoning Regulations.

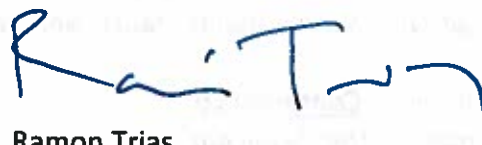
Staff's recommendation may change or may be modified depending on inputs received after discussion during the Planning and Zoning Board meeting.

Attachments.

- A. Applicant's Submittal Package.
- B. Trip Generation Statement
- C. Excerpt from Future Land Use Element
- D. Site Specific – Section A-36
- E. Section 5-604 Coral Gables Mediterranean Style Design Standards
- F. General Procedures for TDRs
- G. 11.20.18 Neighborhood Meeting invitation and summary.
- H. 11.30.18 Courtesy notice mailed to all property owners and legal ad

Please visit the City's webpage at www.coralgables.com to view all Application plans and 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 Division, 427 Biltmore Way, Suite 201, Coral Gables, Florida, 33134.

Respectfully submitted,



Ramon Trias
Assistant Director of Community Development
for Planning and Zoning
City of Coral Gables, Florida

		per the Zoning Code.	Zoning Code.
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Policy FLU-1.1.3. Commercial land use classifications are as follows (Land use descriptions provided herein are general descriptions, refer to underlying/assigned Zoning Classification for the list of permitted uses):

Table FLU-2. Commercial Land Uses.			
Classification	Description	Density / Intensity	Height
Commercial Low-Rise Intensity.	This category is oriented to low intensity pedestrian and neighborhood commercial uses, including residential, retail, services, office, and mixed use.	<p>Maximum F.A.R. of 3.0, or 3.5 with architectural incentives. Up to an additional 25% F.A.R. may be granted for properties qualifying as receiving sites for Transfer of Development Rights (TDRs).</p> <p>Residential use shall only be permitted as part of a mixed-use development as provided herein.</p> <p>Within a Mediterranean Village development:</p> <ol style="list-style-type: none"> 1. residential use shall be permitted, and 2. the intensity of the project shall be regulated by a maximum F.A.R. of four (4.0), and shall be controlled by an approved Mediterranean Village PAD Plan 	Up to 50' maximum (no limitation on floors), or up to 77' maximum (with a maximum of 2 additional floors) with architectural incentives per the Zoning Code.
Commercial Mid-Rise Intensity.	This category is oriented to medium intensity pedestrian and neighborhood commercial uses, including residential, retail, services, office, and mixed use.	<p>Maximum F.A.R. of 3.0, or 3.5 with architectural incentives. Up to an additional 25% F.A.R. may be granted for properties qualifying as receiving sites for Transfer of Development Rights (TDRs).</p> <p>Residential use shall only be permitted as part of a mixed-use development as provided herein.</p> <p>Within a Mediterranean Village development:</p> <ol style="list-style-type: none"> 1. residential use shall be permitted, and 2. the intensity of the project shall be regulated by a maximum F.A.R. of four (4.0), and shall be controlled by an approved Mediterranean Village PAD Plan 	Up to 70' maximum (no limitation on floors), or up to 97' maximum (with a maximum 2 additional floors) with architectural incentives per the Zoning Code.
Commercial High-Rise Intensity.	This category is oriented to the highest intensity commercial uses, including residential, retail, services, office, and mixed use.	<p>Maximum F.A.R. of 3.0, or 3.5 with architectural incentives. Up to an additional 25% F.A.R. may be granted for properties qualifying as receiving sites for Transfer of Development Rights (TDRs).</p> <p>Residential use shall only be permitted as part of a mixed-use development as provided herein.</p> <p>Within a Mediterranean Village development:</p> <ol style="list-style-type: none"> 1. residential use shall be permitted, and 2. the intensity of the project shall be regulated by a maximum Floor Area Ratio ("F.A.R.") of four (4.0), and shall be controlled by an approved Mediterranean Village Planned Area Development ("PAD") Plan, and 3. additional height may be granted for specified uses or provide architectural embellishment 	Up to 150' maximum (no limitation on floors), or 190.5' maximum (with a maximum 3 additional floors) with architectural incentives per the Zoning Code.

Future Land Use Element

Policy FLU-1.1.4. Industrial land use classification is as follows (Land use descriptions provided herein are general descriptions, refer to underlying/assigned Zoning Classification for the list of permitted uses):

Table FLU-3. Industrial Land Use.			
Classification	Description	Density / Intensity	Height
Industrial.	This category is oriented to industrial uses, including automotive services, wholesale, light industry, manufacturing, and all uses allowed in the Commercial land use categories.	Maximum F.A.R. of 3.0, or 3.5 with architectural incentives. Residential use shall only be permitted as part of a mixed-use development as provided herein.	Up to 70' maximum (no limitation on floors), or up to 97' maximum (with a maximum 2 additional floors) with architectural incentives per the Zoning Code.

Policy FLU-1.1.5. Mixed-Use land use classifications are as follows (Land use descriptions provided herein are general descriptions, refer to underlying/assigned Zoning Classification for the list of permitted uses):

Table FLU-4. Mixed-Use land use.																	
Classification	Description																
MXD, Mixed-Use or MXOD, Mixed-Use Overlay Districts.	Mixed uses are permitted to varying degrees in the multi-family residential, commercial, and industrial land use categories, pursuant to underlying land use regulations and applicable Zoning Code provisions.																
	The general intent of the MXD is to promote a multi-faceted pedestrian friendly environment comprised of an assortment of uses, including the following: <ul style="list-style-type: none">• Residential;• Retail/Commercial;• Office;• Industrial; and• Public Open Spaces.																
	No single use may comprise more than eighty-five (85%) percent of the MXD floor area ratio.																
	The proportionate mix of uses shall be reviewed per development application. The following table establishes minimum and maximum thresholds based upon the FAR of the building.																
	<table><tr><th>Type of Use</th><th>Minimum % of FAR</th><th>Maximum % of FAR</th></tr><tr><td>Residential</td><td>0%</td><td>85%</td></tr><tr><td>Retail/Commercial</td><td>8%</td><td>40%</td></tr><tr><td>Office</td><td>0%</td><td>85%</td></tr><tr><td>Industrial</td><td>0%</td><td>5%</td></tr></table>		Type of Use	Minimum % of FAR	Maximum % of FAR	Residential	0%	85%	Retail/Commercial	8%	40%	Office	0%	85%	Industrial	0%	5%
Type of Use	Minimum % of FAR	Maximum % of FAR															
Residential	0%	85%															
Retail/Commercial	8%	40%															
Office	0%	85%															
Industrial	0%	5%															
	Additional MXD or Mixed Use Overlay District (MXOD) development standards, including maximum densities, intensities, and height, are provided in the Zoning Code.																
MXOD, Mixed-Use Overlay Districts.	An MXOD may be permitted as an overlay in the Multi-Family Medium Density, Commercial and Industrial land use categories (see FLU-2: Mixed-Use Overlay District Map).																
	Properties within the MXOD have the option of developing their property in accordance with the underlying land use.																

Policy FLU-1.1.6. Other land use classifications are as follows (Land use descriptions provided herein are general descriptions, refer to underlying/assigned Zoning Classification for the list of permitted uses):

Table FLU-5. Other Land Uses.			
Classification	Description	Density / Intensity	Height
University Campus	Land uses for learning, research, living and other uses which are ancillary to a university campus.	Maximum F.A.R. of 0.7 for the entire campus as a planned	Per the Zoning Code.
	Sub Category		

APPENDIX A - SITE SPECIFIC ZONING REGULATIONS

8. Facing upon Santa Maria-Thirty (30) feet.
- C. Setbacks-Minimum side.
 1. Lot 20, Block 93-Ten (10) feet from south line.

Section A-35 - Country Club Section Part 6.

- A. Building sites.
 1. No building site facing upon Anastasia Avenue, University Drive or Riviera Drive shall contain less than two (2) platted lots where such lots are less than sixty (60) feet in width.
 2. Lot 5, Block 143 shall be considered as one (1) building site. (2834)
 3. Lots 15 and 16, Block 119, shall be considered as two (2) building sites as follows: (2921)
 - a. One (1) building site to consist of Lot 15.
 - b. One (1) building site to consist of Lot 16.
- B. Setbacks-Minimum front.
 1. Facing upon Cadima Avenue in Block 144-Twenty (20) feet.
 2. Facing upon Candia Avenue in Block 152-Twenty (20) feet.
 3. Facing upon Fluvia Avenue in Block 145-Twenty (20) feet.
 4. Facing upon Riviera Drive in Blocks 143 and 149-Fifteen (15) feet.

Section A-36 - Crafts Section.

- A. Building sites.
 1. All of Block 38 is restricted to two (2) building sites to permit the construction of two (2) bungalow-type duplexes.
 2. Lots 1 to 11, inclusive, Block 39 shall be restricted to six (6) building sites as follows:
 - a. Lot 1 and the west ten (10) feet of Lot 2.
 - b. Lot 3 and the east thirty (30) feet of Lot 2.
 - c. Lots 4 and 5.
 - d. Lots 6 and 7.
 - e. Lots 8 and 9.
 - f. Lots 10 and 11.
 3. Lots 8, 9 and 10, Block 44, shall be considered as two (2) building sites as follows: (2978)
 - a. One (1) building site to consist of Lot 8 and the west half of Lot 9.
 - b. One (1) building site to consist of Lot 10 and the east half of Lot 9.
- B. **Height of buildings.**
 1. Duplex buildings constructed on the following described property shall be restricted to bungalow type duplexes one (1) story in height:
 - a. Lots 16 and 17, Lots 24 through 30, inclusive, and the west one-half (½) of Lot 23, all in Block 36.
 - b. Lots 1 through 4, inclusive, Block 38.
 - c. Lots 1 through 11, inclusive, Block 39.
 2. No building or structure shall be constructed or erected on the following described property to exceed three (3) stories or forty-five (45) feet in height, whichever is less:
 - a. Lots 1, 2, 3 and 4, in Blocks 9, 16 and 17.
 - b. Lots 45, 46, 47 and 48, in Blocks 8, 9, 16 and 17.
 3. No apartment buildings and/or structures shall be erected or altered on the following described property to exceed thirteen (13) stories or one-hundred-fifty (150) feet in height, whichever is less:
 - a. All lots in Blocks 1, 2, 3, 4, 5, 6, 7, 10, 11, 12, 15 and 18.
 - b. Tracts A and B of Pages Replat of Block 4.
 - c. Lots 1 through 44, inclusive, Block 8.
 - d. Lots 5 through 44, inclusive, in Blocks 9, 16 and 17.
 4. **No commercial buildings and/or structures shall be erected or altered on the following described property to exceed thirteen (13) stories or one-hundred-fifty (150) feet in height, whichever is less:**
 - a. Lots 1 through 44, inclusive, Block 8.
 - b. Lots 5 through 44, inclusive, in Blocks 9, 16 and 17.
 - c. **All lots in Blocks 1, 2, 3, 4, 5, 6, 7, 10, 11, 12, 15 and 18.**

APPENDIX A - SITE SPECIFIC ZONING REGULATIONS

- d. Tracts A and B of Pages Replat of Block 4.
- C. Off-street parking.
 - 1. For the percentage of the area of Block 8, to be used for off-street parking, please refer to the deed restriction.

Section A-37 - Cutler Oak Estates (2845, 2856).

- A. Facings.
 - 1. Lot 6 shall be deemed to face south.
 - 2. Lots 1, 2 and 5 shall be deemed to face Destacada Avenue.
- B. Setbacks--Minimum front.
 - 1. Lots 1, 2, 5, 6, 11, 12, 13, 14 and 15, Block 1-Twenty-five (25) feet.
 - 2. Lots 3, 4, 7, 8, 9 and 10, Block 1-Twenty-five (25) feet (on cul-de-sac)-Fifteen (15) feet.
- C. Setbacks-Minimum side.
 - 1. Lot 1, Block 1-15 feet (abutting Old Cutler Road)-Thirty-five (35) feet.
 - 2. Lots 2 through 15, including Block 1-Fifteen (15) feet.
- D. Setbacks-Minimum rear.
 - 1. Lots 1, 3, 4, 7, 8, 9 and 10 Block 1-Twenty-five (25) feet.
 - 2. Lots 2, 5, 6, 11, 12, 13, 14 and 15, Block 1-Fifteen (15) feet.
- E. Setback from canal, waterway, lake or bay.
 - 1. The minimum setback from a canal or waterway line, as platted, shall be thirty-five (35) feet for Lots 8, 9, 10 and 11, Block 1.

Section A-38 - Section D.

- A. Building sites.
 - 1. No building site facing upon Sevilla Avenue between San Domingo Street and Red Road, of upon Alhambra Circle, Coral Way and Indian Mound Trail, shall contain less than two (2) platted lots where such lots are less than fifty-five (55) feet in width and no building site facing upon Country Club Prado shall have less than seventy-five (75) feet street frontage.
 - 2. Lots 3 through 8, inclusive, Block 15, shall be considered one (1) building site.
- B. Facing of lots.
 - 1. Lots in the south one hundred fifty (150) feet of Blocks 10, 13 and 14, shall be governed by restrictions for other lots facing on Sevilla Avenue, west of San Domingo Street.
 - 2. Lots 3 through 8, inclusive, Block 20, shall be deemed to face on San Domingo Street.
- C. Setbacks-Minimum front.
 - 1. Facing upon Coral Way-Fifty (50) feet.

Section A-39 - Deering Bay.

The Deering Bay Section is that neighborhood which is commonly known as Deering Bay and which was annexed into the City on July 18, 1996. (3246)

- A. Approved Planned Area Development (PAD) Site Plan. Development of the Deering Bay Section shall be in accordance with the PAD site plan approved by Miami-Dade County and submitted to and on file with the City, prepared by Bermello, Ajamil and Partners, Inc., dated April 18, 1990, and last revised on July 11, 1995. Amendment to the approved Development Plan shall be subject to the procedures stated in Article 3, Division 5, "Planned Area Development" of this Code.
- B. Approved Planned Area Development (PAD) Building Program. Development of the Deering Bay Section shall be in accordance with the following building program which is presented on the site plan referenced in subsection (A) of this section, and approved by Miami-Dade County prior to annexation of Deering Bay by the City:

Development Tract A (Condominiums).

Gross Area16.20 Acs.
Net.16.20 Acs.
Number of Residential Units.255

ARTICLE 5 – DEVELOPMENT STANDARDS

Table 1. Required standards					
Reference Number	Residential	Non-Residential	Mixed Use	Type	Requirements
				pedestrian access.	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.
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.
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.

C. Level 1 bonus – Standards for all types of architectural design. Bonuses are available up to a maximum of 0.2 floor area ratio and up to a **maximum of one (1) story** for all types of architectural designs of buildings. The allowable floors are subject to the subject property applicable CP Map designation and the height is regulated by the Zoning Code. The allowable floors and height are as follows:

CP Map Designations	Additional floors/feet available for all types of architectural design
Residential Uses	
Low Density	+ 1 floor/13.5 feet = 5 floors / 63.5 feet
Medium Density	+ 1 floor/13.5 feet = 7 floors / 83.5 feet
High Density	+ 1 floor/13.5 feet = 14 floors /163.5 feet
Commercial Uses	
Low-rise Intensity	+ 1 floor/13.5 feet = 5 floors / 63.5 feet
Mid-rise Intensity	+ 1 floor/13.5 feet = 7 floors / 83.5 feet
High-rise Intensity	+ 1 floor/13.5 feet = 14 floors /163.5 feet
Industrial Uses	+ 1 floor/13.5 feet = 7 floors / 85.5 feet
Mixed Use	The height is dependent upon underlying CP Map designation

1. All applications desiring bonuses shall meet the minimum requirements of Table 2 to secure a bonus under these provisions.
2. The Board of Architects shall review all applications for compliance of the provisions of Table 2 and if the Board of Architects deems an application does not satisfy the provisions the Board of Architects shall not award the bonus. The bonuses are awarded based upon the Board of Architects determination that the application satisfies the following qualifications of Table 2:
 - a. Residential uses (MF2 District) shall satisfy a minimum of six (6) of the twelve (12) qualifications in Table 2.

ARTICLE 5 – DEVELOPMENT STANDARDS

- b. Nonresidential uses (C, CL and I Districts) shall satisfy a minimum of eight (8) of the twelve (12) qualifications in Table 2.
- c. MXD Districts shall satisfy a minimum of eight (8) of the twelve (12) qualifications in Table 2.

Table 2. Architectural and Public Realm Standards					
Reference Number	Residential	Non-Residential	Mixed Use	Type	Qualifications
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 view corridors and ground stories building bulk and massing. Awnings or other similar items do not satisfy these provisions.
2.	✓	✓	✓	Building rooflines.	Incorporation of horizontal and vertical changes in the building roofline.
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.
4.	✓	✓	✓	Building towers.	The use of towers or similar masses to reduce the mass and bulk of buildings.
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.
6.	✓	✓	✓	Lighting of landscaping.	Uplighting of landscaping within and/or adjacent to pedestrian areas (i.e., sidewalks, plazas, open spaces, etc.).
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.
8.		✓	✓	Overhead doors.	If overhead doors are utilized, the doors are not directed towards residentially zoned properties.
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.
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. 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.

ARTICLE 5 – DEVELOPMENT STANDARDS

Table 2. Architectural and Public Realm Standards					
Reference Number	Residential	Non-Residential	Mixed Use	Type	Qualifications
					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.
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 ten (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.
12.	✓	✓	✓	Underground parking.	The use of underground (below grade level) parking, equal in floor area of a minimum of seventy-five (75%) percent 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.

- D. **Level 2 bonuses** – Bonuses for Coral Gables Mediterranean Architectural Design. An additional bonus up to 0.3 floor area ratio and one (1) story or **two (2) stories** shall be permitted if Coral Gables Mediterranean Architectural Design is utilized. The maximum available number of stories are based upon the CP Map designation and permitted building height as outlined in the Zoning Code subject to the designation of the subject property.

CP Map Designations	Allowable maximum feet	Maximum total feet available-pursuant to Section 5-604	Additional feet available/maximum feet for Coral Gables Mediterranean Architectural Style
Residential Use (Multi Family)			
Low Density	50 feet	63.5 feet	63.5 feet + 13.5 feet = 77 feet
Medium Density	70 feet	83.5 feet	83.5 feet + 13.5 feet = 97 feet
High Density	150 feet	163.5 feet	163.5 feet + 27 feet = 190.5 feet
Commercial Use			

ARTICLE 5 – DEVELOPMENT STANDARDS

Low-rise Intensity	50 feet	63.5 feet	63.5 feet + 13.5 feet = 77 feet
Mid-Rise Intensity	70 feet	83.5 feet	83.5 feet + 13.5 feet = 97 feet
High-Rise Intensity	150 feet	163.5 feet	163.5 feet + 27 feet = 190.5 feet
Industrial Uses	72 feet	85.5 feet	85.5 feet + 13.5 feet = 99 feet
Mixed use		The height is dependent upon underlying CP Map designation.	

- E. The Board of Architects shall review all applications for compliance of the provisions of Section 5-605 and if the Board of Architects deems an application does not satisfy the provisions it shall not award the Coral Gables Mediterranean Architectural Design bonus. The bonuses are awarded based upon the Board of Architects determination that the application satisfies the Coral Gables Mediterranean Architectural Design provisions in Section 5-605.
- F. Total available bonus provisions within level 1 and 2. Bonuses are available in two levels as provided in above Section C and D. The level 1 and 2 bonuses available shall only be granted if an application satisfies Table 1, Required Standards. Bonuses may be granted for only level 1 or bonuses can be granted cumulatively including level 1 and 2 bonuses. To secure Mediterranean Architecture bonuses, Level 2, all provisions in the above Sections C and D and Section 5-605 shall be satisfied.
- G. Required standards. Bonuses may be granted for only level 1 or bonuses can be granted cumulatively including level 1 and 2 bonuses. To secure Mediterranean Architecture bonuses, Level 2, all provisions in this Section shall be satisfied.
- H. Option standards. Applications for bonuses may also utilize the following development options for Level 1 and/or Level 2 bonuses as is provided in Table 3:

Table 3. Other development options					
Number	Residential	Non-Residential	Mixed Use	Type	Options
1.		✓	✓	Building setback reductions.	Reduction in setbacks. Setbacks may be reduced to zero (0) foot setbacks on all property lines subject to the following standards: a. Minimum open space. A minimum of twenty-five (25%) percent of the total ground stories square footage received from the setback reduction is provided as publicly accessible street level open space and landscape area on private property. b. The minimum square footage of allowable ground stories open space (i.e. plazas) shall be four hundred (400) square feet. c. Types of open space. Types of open space shall be in the form of courtyards, plazas, arcades/loggias, and pedestrian pass-throughs adjacent/contiguous to the adjacent rights-of-way.

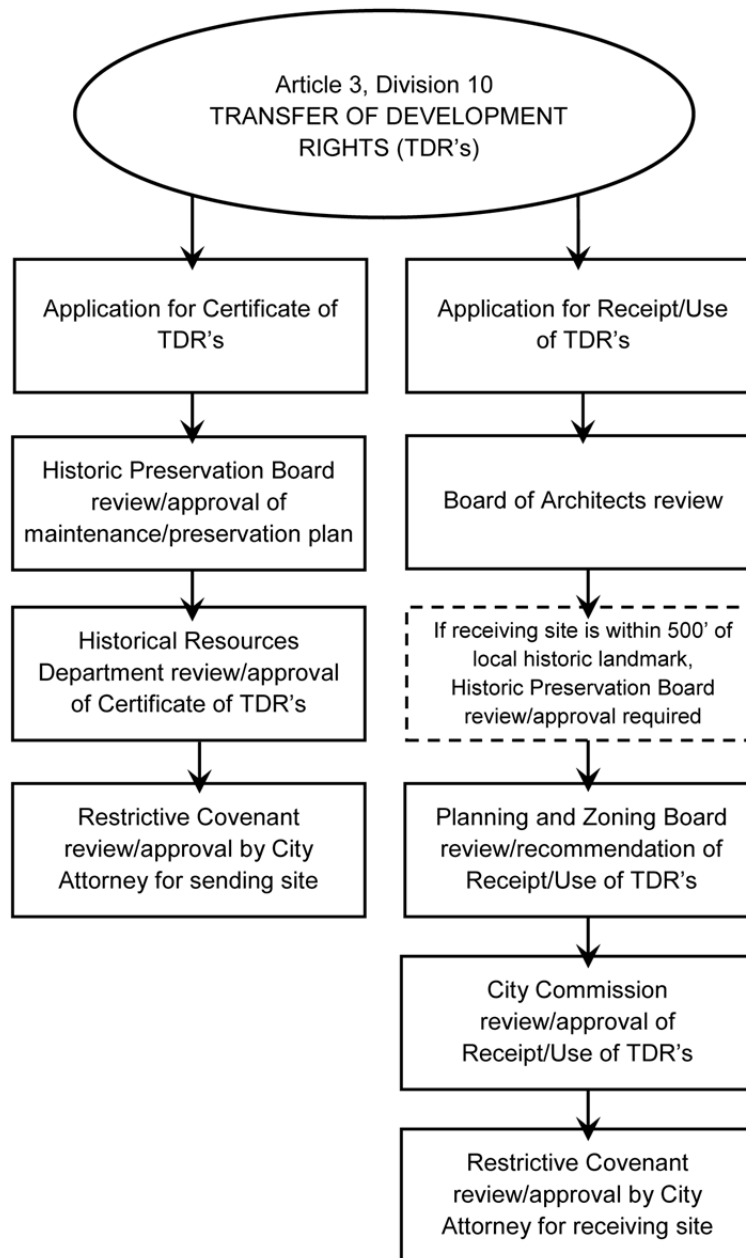
ARTICLE 3 - DEVELOPMENT REVIEW

2. Existing facing of principal buildings of adjoining lots.
 3. Existing platting configuration of adjoining lots.
- C. Required facing of lots and principal buildings in specific cases or certain streets. Except as provided otherwise in this Section, all principal buildings on a lot or corner lots shall face the following streets:
1. Alhambra Circle and South Alhambra Circle.
 2. Country Club Prado.
 3. DeSoto Boulevard.
 4. Indian Mound Trail except in Block 20, Section D.
 5. Maynada Street.
 6. Ponce de Leon Boulevard.
 7. East Ponce de Leon Boulevard shall be deemed to face on said Circle, Boulevard, Trail, Prado and Street, as the case may be.
 8. Ponce de Leon Boulevard. All lots in the one hundred (100) foot strip on either side of Ponce de Leon Boulevard shall be governed by restrictions for lots facing that boulevard.
 9. On Red Road. All lots abutting upon Red Road, from Coral Way to Southwest Eighth Street, shall be deemed to face both Red Road and Country Club Prado, and residences erected upon such lots may face either of such streets.
- D. Setback requirements. Minimum front, side and rear setbacks and setback(s) from a canal, waterway, lake or bay shall be determined based upon City final determination of facing of the lot(s) and building(s). All minimum required setback requirements provided within the applicable assigned zoning districts shall be satisfied, unless specified otherwise in Appendix A, Site Specific Zoning Regulations.

Division 10. Transfer of Development Rights**Section 3-1001. General procedures for Transfer of Development Rights.**

The following graphic summarizes the review and approval procedures for the Transfer of Development Rights (TDRs).

ARTICLE 3 - DEVELOPMENT REVIEW



Section 3-1002. Purpose and applicability.

The purpose of these provisions is to allow the transfer/sending of unused development rights of:

1. Local historic landmarks to other properties within the approved sending areas of the city to encourage historic preservation and to provide an economic incentive to property owners to designate, protect, enhance and preserve historic properties.
2. Parcels designated for open space conveyed to the City to encourage more open space in the city.

ARTICLE 3 - DEVELOPMENT REVIEW

Section 3-1003. Application.

An application to transfer/send and receive TDRs shall be made in writing upon an application form approved by the City. The application to transfer/send shall be filed with the Historical Resources Department and the application to receive TDRs shall be filed with the Planning Department.

Section 3-1004. Transfer/sending of TDRs and issuance of a Certificate of TDRs.

- A. Transfer/sending of TDRs. The TDRs rights eligible to be transferred from the property calculated as follows: the difference between the existing gross floor area on the property and the maximum floor area permitted on the property by the applicable zoning district, including any available development bonuses.
- B. Transfer/sending of TDRs from a sending site. The Historic Preservation Officer shall have the authority to grant approval to transfer/send TDRs if all of the following are satisfied:
 - 1. The sending site has been designated as a local historic landmark or a contributing property within a local historic district pursuant to Article 3, Division 11.
 - 2. The sending site is (i) located within the boundaries of the CBD and designated commercial zoning or (ii) located north of Navarre Avenue, east of LeJeune Road, west of Douglas Road, and south of SW 8th Street, is zoned Commercial or MF2.
 - 3. The Development Services Department has calculated the unused development rights or TDRs eligible to be transferred from the property per Section 3-1004.A.
 - 4. The property owner(s) have provided a maintenance/preservation plan prepared by a certified architect or engineer of the State of Florida, which sets forth a maintenance schedule and/or rehabilitation treatment if applicable for those architectural elements that contribute the historic integrity of the property or restoration of original features. Those features are identified by the "Review Guide," a section of the local designation report produced by the Historical Resources Department.
 - 5. Inspection of the property may be completed by the Historic Resources Department to determine compliance with the above criteria.
 - 6. Historic Preservation Board review and approval of the maintenance/preservation plan to determine compliance with Article 3, Division 11.
 - 7. A property must not be subject to any Code Enforcement violations, City-imposed liens, unpaid fines, or overdue assessments or fees. The City Attorney, in consultation with City staff, may waive this requirement through a stipulation providing for correction of the Code Enforcement violation under appropriate conditions and settlement of the amounts due.

The approval to transfer/send shall be via the issuance of a Certificate of TDRs. The Historic Preservation Officer may recommend conditions of approval that are necessary to ensure compliance with the standards set out herein.

- C. Transfer/sending of TDRs to create a city park.

The Parks and Recreation Advisory Board shall review all requests to transfer/send TDRs if all of the following are satisfied:

- 1. The sending site is identified as a future city park as part of the acquisition of the subject property.

ARTICLE 3 - DEVELOPMENT REVIEW

2. The Development Services Department has calculated the TDRs eligible to be transferred per Section 3-1004.A.
3. The public benefit is demonstrated for the sending site and the potential impacts of the receiver site(s) are studied.
4. Ownership of the sending site is transferred to the City of Coral Gables as part of the application to transfer development rights to the receiver site.

The City Commission shall consider to transfer/send TDRs via Resolution upon the positive recommendation from the Parks and Recreation Advisory Board. The Resolution may include conditions of approval that are necessary to ensure compliance with the standards set out herein.

Section 3-1005. Use of TDRs on receiver sites.

- A. Use of TDRs on receiver sites. The receiving sites shall be (i) located within the boundaries of the CBD and designated Commercial zoning or (ii) located within the boundaries of the North Ponce de Leon Boulevard Mixed Use District and designated Commercial zoning.
- B. Maximum TDR floor area ratio (FAR) increase on receiver sites. An increase of up to twenty-five (25%) percent of permitted gross FAR and approved Mediterranean architectural style bonuses gross FAR may be permitted.

Section 3-1006. Review and approval of use of TDRs on receiver sites.

- A. An application to transfer development rights to a receiver site shall be reviewed subject to all of the following:
 1. In conformance with any applicable conditions of approval pursuant to the Certificate of TDRs.
 2. Board of Architects review and approval subject to Article 5, Division 6, Design Review Standards.
 3. If the receiving site is within five (500) hundred feet of a local historic landmark, Historic Preservation Board review and approval is required to determine if the proposal shall not adversely affect the historic, architectural, or aesthetic character of the property.
 4. Planning and Zoning Board review and recommendation and City Commission review to determine if the application satisfies all of the following:
 - a. Applicable site plan review requirements per Article 3, Division 2, General Development Review Procedures and conditional use review requirements per Article 3, Division 4, Conditional Uses.
 - b. The extent to which the application is consistent with the Zoning Code and City Code otherwise applicable to the subject property or properties, including but not limited to density, bulk, size, area and use, and the reasons why such departures are determined to be in the public interest.
 - c. The physical design of the proposed site plan and the manner in which the design makes use of adequate provisions for public services, provides adequate control over vehicular traffic, provides for and protects designated common open areas, and furthers the amenities of light and air, recreation and visual enjoyment.
 - d. The conformity of the proposal with the Goals, Objectives and Policies of the City's Comprehensive Plan.

ARTICLE 3 - DEVELOPMENT REVIEW

The Planning and Zoning Board and City Commission may recommend conditions of approval that are necessary to ensure compliance with the standards set out herein.

Section 3-1007. Approvals and restrictions.

A Restrictive Covenant shall be required on both the sending and receiving properties outlining any/all applicable conditions of approval pursuant to these provisions. The Restrictive Covenant(s) shall require review and approval by the City Attorney prior to recordation. The applicants shall be responsible for all costs associated herein.

Section 3-1008. TDRs list of local historic landmarks.

The Historical Resources Department shall maintain a list of local historic landmark properties eligible as TDRs transfer/sending sites.

Section 3-1009. Expiration of approvals.

- A. Certificates of TDRs shall be valid for up to two (2) years from date of issuance, in accordance with Section 1-111, Time limitation of approvals.

Division 11. Historic Preservation: Designations and Certificates of Appropriateness

Section 3-1101. Purpose and applicability.

The purpose of the designation of historic landmarks and districts is to promote the educational, cultural, and economic welfare of the public by preserving and protecting historic structures or sites, portions of structures, groups of structures, manmade or natural landscape elements, works of art, or integrated combinations thereof, which serve as visible reminders of the history and cultural heritage of the City, region, state or nation. Furthermore, it is the purpose of this Division to strengthen the economy of the City by stabilizing and improving property values in historic areas and to encourage new buildings and developments that will be harmonious with the existing historic attributes of the City including but not limited to buildings, entrances and fountains. In addition, the provisions of this article will assist the City and property owners to be eligible for federal tax incentives, federal and state grant funds and other potential property tax abatement programs for the purpose of furthering historic preservation activities.

100 Miracle Mile 11/20/2018 Neighborhood Meeting



The neighborhood meeting took place at the office building located at 100 Miracle Mile, which is conveniently located at the proposed development site for the project. Notice of the Neighborhood Meeting was provided by U.S. Mail to property owners within 1,500 feet of the proposed mixed use development located at 100 Miracle Mile, 151 Andalusia Ave & 2414 Galiano Street in the City of Coral Gables, Florida (the “Project”).

There were approximately twenty (20) residents and business owners in attendance throughout the entirety of the Neighborhood Meeting. A sign-in sheet was provided at the meeting but no attendees signed in.

At the beginning of the meeting, Robert Behar (Architect) introduced himself and provided a detailed narrative of the proposed site plan and mixture of uses proposed for the Project. Mr. Behar walked the neighbors through different elements of the Project, including the proposed site plan, parking levels, residential stories and off-site public realm improvements. Mr. Behar also presented the elevations and renderings for the project reflecting the proposed architectural and design features for the Project. Shortly thereafter, Jorge Navarro (Legal Representative) provided information regarding the access and circulation for the Project, including ingress/egress points for the parking garage. Throughout the presentation, various neighbors posed questions regarding the following topics:

- Status of Existing Commercial Tenants at 100 Miracle Mile offices
- Unit Breakdown and Square Footage for residences
- Public Parking and dedicated Commercial Vendor Spaces within Parking Garage
- Trip Generation for Existing Development versus Proposed Development
- Construction Timeline in relation to nearby developments & Potential Street Closures
- Mitigation Plans for Water, Sewer and Drainage

Mr. Navarro (Legal Representative), Mr. Behar and Mr. Alberto Perez (Owner Representative) addressed each of these items and provide additional information relating to these questions. The meeting ended at approximately 6:40pm.

	<p>City of Coral Gables Courtesy Public Hearing Notice</p> <p>November 30, 2018</p>	
Applicant:	Ponccat Miracle Mile, LLC	
Application:	Comprehensive Plan Map Amendment, Zoning Code Text Amendment, Receipt of Transfer of Development Rights (TDRs), Encroachment, and Mixed-Use Site Plan	
Property:	100 Miracle Mile	
Public Hearing - Date/Time/ Location:	Planning & Zoning Board December 12, 2018, 6:00 p.m. - 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, the Planning & Zoning Board will conduct a Public Hearing on December 12, 2018 on the following application at the Coral Gables City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida.

This application has been submitted by Ponccat Miracle Mile, LLC for a mixed-use project located at 100 Miracle Mile, Coral Gables Florida. The project includes 130 residential units, ground floor commercial uses of approximately 11,000 square feet, and a parking structure with 177 parking spaces. The proposed building height is 17-stories at 175 feet to the top of the roof.

The request requires three public hearings, including review and recommendation by the Planning and Zoning Board, and 1st and 2nd Reading before the City Commission.

An Ordinance of the City Commission of Coral Gables, Florida requesting an amendment to the Future Land Use Map of the City of Coral Gables Comprehensive Plan pursuant to Zoning Code Article 3, "Development Review," Division 15, "Comprehensive Plan Text and Map Amendments," and Small Scale amendment procedures (ss. 163.3187, Florida Statutes), from "Commercial Mid-Rise Intensity" to "Mixed Use" for lots 23-29, Block 3, Crafts Section; and, from "Commercial High-Rise Intensity" to "Mixed Use" for lots 19-22, Block 3, Crafts Section (100 Miracle Mile), Coral Gables, Florida; providing for a repealer provision, severability clause, and providing for an effective date. (LPA review)

An Ordinance of the City Commission of Coral Gables, Florida providing for a text amendment to the City of Coral Gables Official Zoning Code by amending Appendix A, "Site Specific Zoning Regulations," Section A-36, "Crafts Section," by modifying provisions for height for the property legally described as Lots 19-29, Block 3, Crafts Section (100 Miracle Mile), Coral Gables, Florida; providing for a repealer provision, severability clause, codification, and providing for an effective date.

An Ordinance of the City Commission of Coral Gables, Florida requesting receipt of Transfer of Development Rights (TDRs) pursuant to Zoning Code Article 3, "Development Review", Division 10, "Transfer of Development Rights", Section 3-1006, "Review and approval of use of TDRs on receiver sites", for the receipt and use of TDRs

for the mixed use project referred to as "100 Miracle Mile", on the property legally described as Lots 19-29, Block 3, Crafts Section (100 Miracle Mile), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date.

A Resolution of the City Commission of Coral Gables, Florida requesting an Encroachment Agreement and Mixed-Use Site Plan Review pursuant to Zoning Code Article 4, "Zoning Districts," Division 2, "Overlay and Special Purpose Districts," Section 4-201, "Mixed Use District (MXD)," for the proposed project referred to as "100 Miracle Mile" on the property legally described as Lots 19-29, Block 3, Crafts Section (100 Miracle Mile), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date.

All interested parties are invited to attend and participate. Please visit the City webpage at www.coralgables.com/pzb to view information concerning the application. The complete application is on file and available for examination during business hours at the Planning 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 Phone: 305.460.5211. Please forward to other interested parties.

Sincerely,

City of Coral Gables, Florida

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 GUILLERMO GARCIA, who on oath says that he or she is the DIRECTOR OF OPERATIONS, 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

NOTICE OF PUBLIC HEARING
CITY OF CORAL GABLES - LOCAL PLANNING AGENCY /
PLANNING AND ZONING BOARD - DEC. 12, 2018

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

11/30/2018

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
30 day of NOVEMBER, A.D. 2018

(SEAL)

GUILLERMO GARCIA personally known to me



MARIA I. MESA
Notary Public - State of Florida
Commission # FF 935208
My Commission Expires Mar 4, 2020
Bonded through National Notary Assn



CITY OF CORAL GABLES, FLORIDA NOTICE OF PUBLIC HEARING

CITY PUBLIC HEARING DATES/TIMES
LOCAL PLANNING AGENCY / PLANNING AND ZONING BOARD
WEDNESDAY, DECEMBER 12, 2018, 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:

1. An Ordinance of the City Commission of Coral Gables, Florida requesting Conditional Use Review for a Building Site Determination pursuant to Zoning Code Article 3, "Development Review", Section 3-206, "Building Site Determination" to separate into two (2) single-family building sites on the property zoned Single-Family Residential (SFR) District, legally described as Lots 13-18 Block 236, Coral Gables Riviera Section Part II (601 Sunset Drive), Coral Gables, Florida; one (1) building site consisting of Lots 13, 14 and 15 (east parcel), and the other (1) building site consisting of Lot 16, 17 and 18 (west parcel); including required conditions; providing for a repealer provision, providing for a severability clause, and providing for an effective date.

The following four (4) items are related:

2. An Ordinance of the City Commission of Coral Gables, Florida requesting an amendment to the Future Land Use Map of the City of Coral Gables Comprehensive Plan pursuant to Zoning Code Article 3, "Development Review," Division 15, "Comprehensive Plan Text and Map Amendments," and Small Scale amendment procedures (ss. 163.3187, Florida Statutes), from "Commercial Mid-Rise Intensity" to "Mixed Use" for lots 23-29, Block 3, Crafts Section; and, from "Commercial High-Rise Intensity" to "Mixed Use" for lots 19-22, Block 3, Crafts Section (100 Miracle Mile), Coral Gables, Florida; providing for a repealer provision, severability clause, and providing for an effective date. (LPA review)
3. An Ordinance of the City Commission of Coral Gables, Florida providing for a text amendment to the City of Coral Gables Official Zoning Code by amending Appendix A, "Site Specific Zoning Regulations," Section A-36, "Crafts Section," by modifying provisions for height for the property legally described as Lots 19-29, Block 3, Crafts Section (100 Miracle Mile), Coral Gables, Florida; providing for a repealer provision, severability clause, codification, and providing for an effective date.

4. An Ordinance of the City Commission of Coral Gables, Florida requesting receipt of Transfer of Development Rights (TDRs) pursuant to Zoning Code Article 3, "Development Review", Division 10, "Transfer of Development Rights", Section 3-1006, "Review and approval of use of TDRs on receiver sites", for the receipt and use of TDRs for the mixed use project referred to as "100 Miracle Mile", on the property legally described as Lots 19-29, Block 3, Crafts Section (100 Miracle Mile), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date.
5. A Resolution of the City Commission of Coral Gables, Florida requesting an Encroachment Agreement and Mixed-Use Site Plan Review pursuant to Zoning Code Article 4, "Zoning Districts," Division 2, "Overlay and Special Purpose Districts," Section 4-201, "Mixed Use District (MXD)," for the proposed project referred to as "100 Miracle Mile" on the property legally described as Lots 19-29, Block 3, Crafts Section (100 Miracle Mile), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date.

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 and Zoning 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 in order to attend or participate in the meeting should contact the City's ADA Coordinator, Raquel Elejabarrieta (Email: relejabarrieta@coralgables.com), Telephone: 305-722-8686, TTY/TDD: 305-442-1600, at least three (3) working days prior to the meeting. All meetings are telecast live on Coral Gables TV Channel 77.

11/30

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