



City of Coral Gables Board of Architects Staff Report

Property:**Ponce Park Residences****Applicant:**

GRC Acquisitions, LLC, Coral Gables Chamber of Commerce, Inc.,
and P & J Enterprise Holdings, LLC

Application:**Mixed Use Building****BOA Permit:**

AB-20-09-5335

Requests:

1. AMENDMENT TO THE CITY PLAN
2. CORAL GABLES MEDITERRANEAN BONUS LEVEL 1 AND 2
3. DEVELOPMENT AGREEMENT

Related Requests:

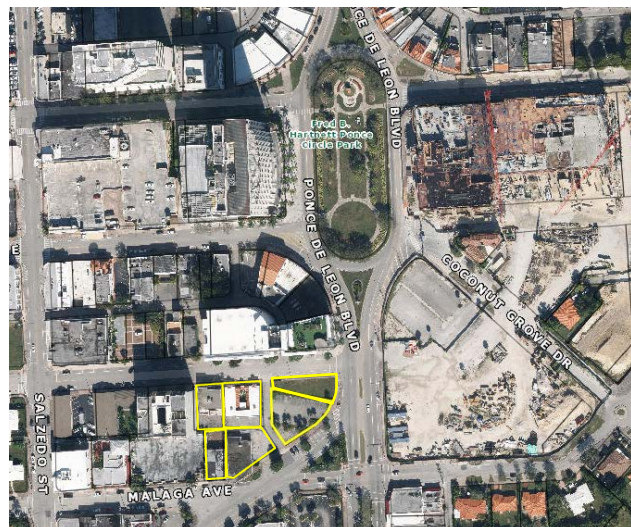
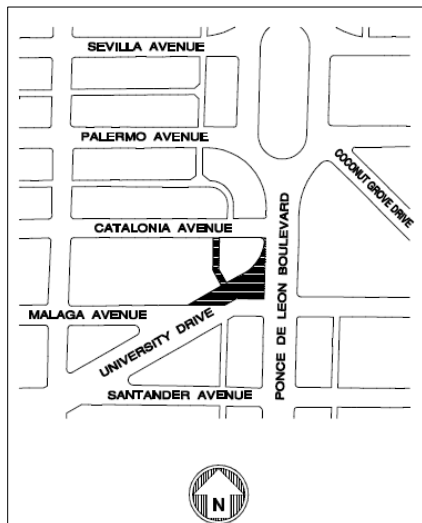
- A. Vacation and Abandonment of a Segment of University Drive
- B. Vacation of an Alley
- C. Tentative Plat
- D. Comprehensive Plan Future Land Use Map Amendment
- E. Zoning Map Amendment
- F. Transfer of Development Rights (TDRs) As Receiver Site for TDRs
from the Dispute Resolution
- G. Conditional Use for Mixed-Use Site Plan

Location:

216 & 224 Catalonia Ave, 3000 Ponce de Leon Blvd., 203
University Drive, 225 Malaga Avenue

APPLICATION REQUESTS

The Applicants (GRC Acquisitions, LLC, Coral Gables Chamber of Commerce, Inc., and P & J Enterprise Holdings, LLC) are applying for the review of a proposed redevelopment with a mixed-use project, to be located fronting Catalonia Avenue, Ponce de Leon Boulevard, University Drive and Malaga Avenue.



1. Amendment to the City Plan

The request for Amendment to the City Plan proposes to change the street grid by incorporating a portion of the University Drive right-of-way into the site plan of the proposed project. This amendment to the city's street grid, changes the layout of Malaga Avenue, reconfigures the intersection of University Drive, Ponce de Leon Boulevard and Malaga Avenue at the southeast corner, and creates an urban park.

The Applicants are proposing to vacate and abandon the segment of the University Drive right-of-way, in addition to the proposed vacation of the alley that bisects the property. The incorporation of this area will enlarge the size of the total site area which affectively increases the allowed square feet, or building bulk, for the proposed project.

Per Section 3-1104, *Designation Procedures*, in the event of an amendment to the City Plan, including the closing of streets, shall be reviewed by the Historic Preservation Board, Planning and Zoning Board and the City Commission. The Board of Architects approval is required prior to the Planning and Zoning Board's consideration.

The Applicants are seeking to subdivide the proposed site area of the existing private property, proposed abandoned segment of University Drive, and the vacated alley into two tracts. Tract "A" will become the building site for the Project, and Tract "B" will become the site of the park.

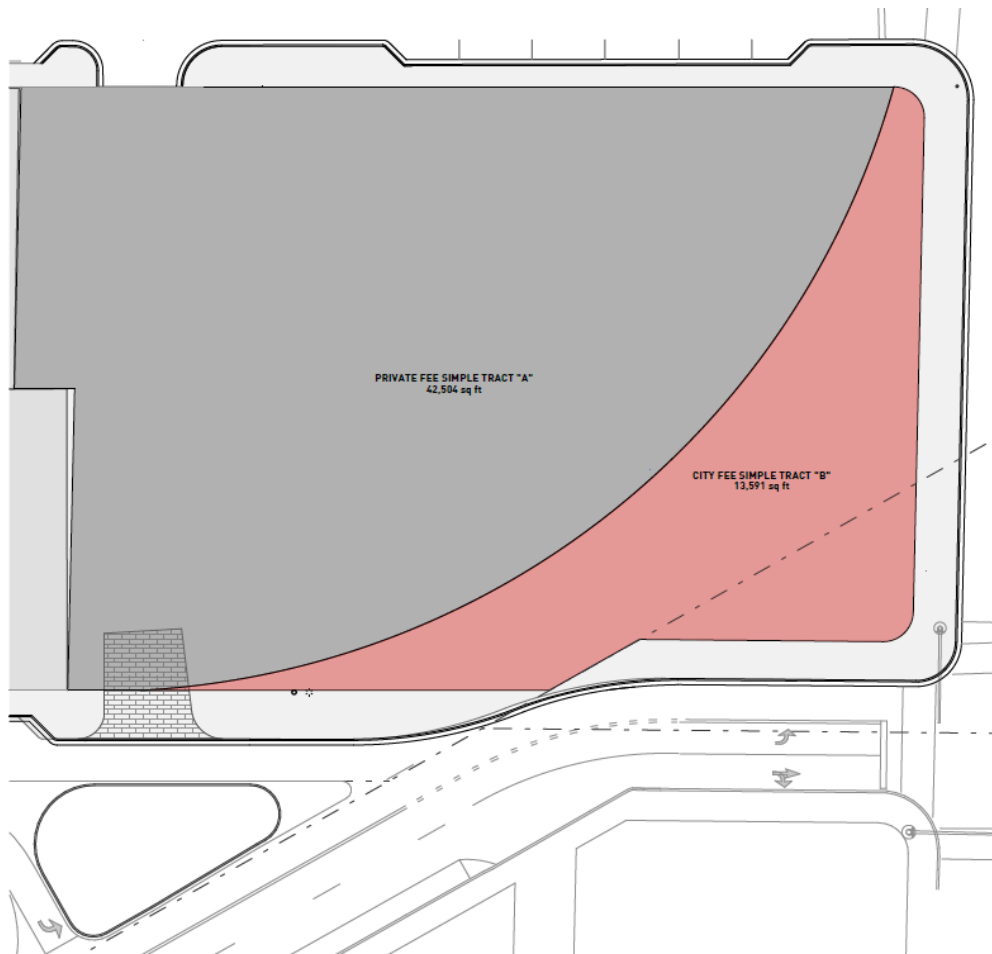


existing street network



proposed street network

The location is within the Crafts Section, originally designed to be a mixed-use district. The layout of the streets and blocks have remained as part of George Merrick's design. At this location, the signature angled thoroughfare of University Drive meets the orthogonal grid at Ponce de Leon Boulevard. The unique five-point intersection creates an open area, currently used as a green space, surrounded by Ponce de Leon Boulevard and Malaga Avenue. The proposed project places the building within a reconfigured parcel and develops its arcade towards the portion of University Drive to be vacated and replaced with landscaped open space. The redevelopment is seeking to improve the existing conditions for both vehicular and pedestrian traffic at the intersection.



2. Coral Gables Mediterranean Bonus level 1 and 2

The Applicants are also seeking to secure bonuses based on the **Level 1 and Level 2 Development Bonus Standards** for the proposed conditional use. The mixed-use project is proposed with 171-residential units, with approximately 18,107 square feet of ground floor retail and 256 parking spaces on site, to be located fronting Catalonia Avenue, Ponce de Leon Boulevard, University Drive and Malaga Avenue.

Per Section 3-405, *Conditional Uses*, the Board of Architects shall review the application and the recommendation of staff to determine if the application is consistent with the standards of the regulations and any design requirements set out in the zoning district in which the parcel is located. The Board of Architects' approval is required prior to the Planning and Zoning Board's consideration of an application for conditional use approval.

According to Section 5-604, *Coral Gables Mediterranean Style Design Standards*, applications are required to satisfy all the requirements in Table 1, "Required Standards" and Table 2, "Architectural and Public Realm Standards" in order to secure the maximum bonuses of additional stories and floor area (FAR) based upon the applicable residential, nonresidential, and Mixed Used district designations. In addition, all applications shall be reviewed for compliance of the provisions of Section 5-605, *Coral Gables Mediterranean Architecture Design*.



The maximum available number of stories are based upon the Comprehensive Plan Map designation, per Section 5-604.D. The property is currently designated as Commercial Low-Rise Intensity on the Future Land Use Map, with an allowed maximum height of 50 feet (and an additional 2 stories and maximum height of 77 feet with Med Bonus Level 2). However, the Applicants are requesting a change in land use from Commercial Low-Rise Intensity to Commercial High-Rise Intensity, with an ability to secure an additional 3 stories and have a maximum height of 190.5 feet with Mediterranean Bonus Level 2.

Coral Gables Mediterranean Level 1 and Level 2 bonuses also allow an additional 0.5 of floor area ratio (FAR) or approximately 58,047 square feet for the subject site of 56,095 square feet. The Applicant is also requesting a Transfer of Development Rights (TDRs) for additional 40,000 square feet.

3. Development Agreement

The Applicants are also seeking approval of a Development Agreement for the proposed redevelopment and adjacent public areas. Per Section 3-101, the Board of Architects shall review the Development Agreement prior to the Planning and Zoning Board's review and recommendation to the City Commission. The Applicant has not submitted a Development Agreement to the City.

RELATED REQUESTS

The Applicants are also requesting additional amendments and reviews that require Planning & Zoning Board recommendation and City Commission approval.

A. Vacation and Abandonment of a Segment of University Drive

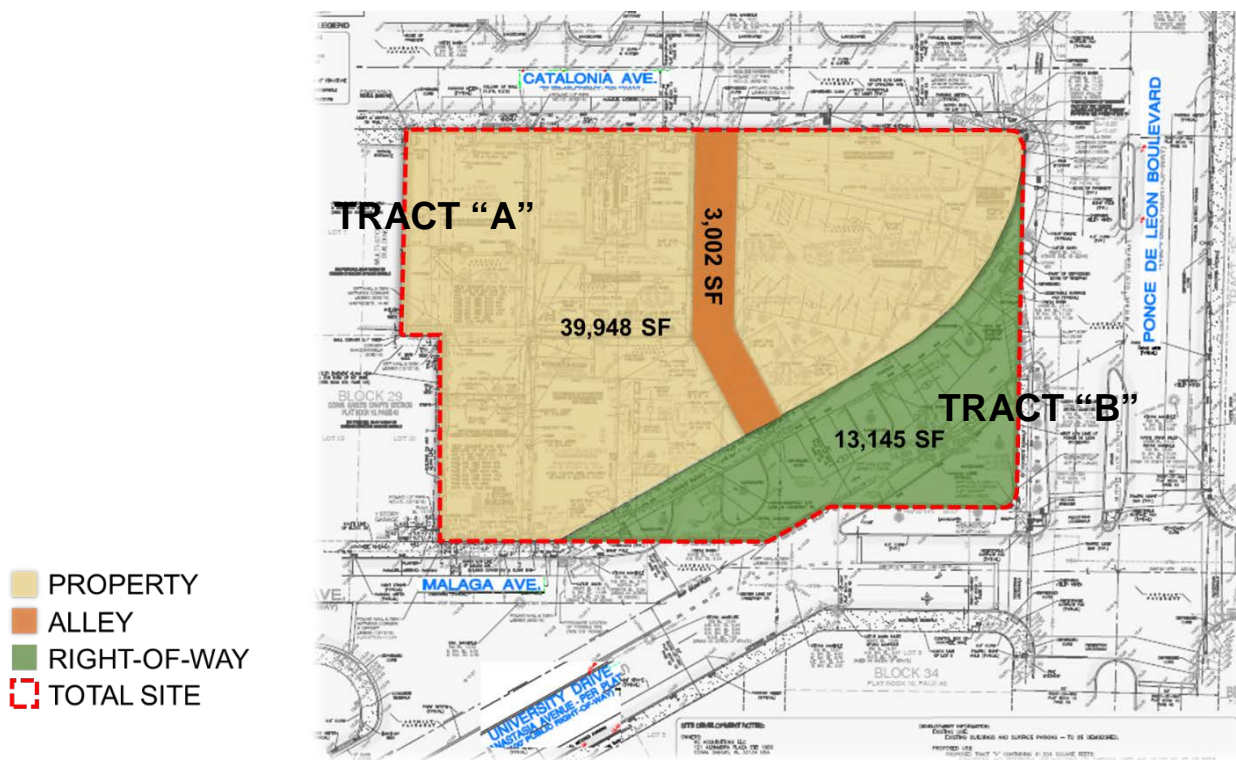
The Applicants are requesting the vacation and abandonment of the University Drive segment that abuts the private property, per Article 3, Division 12, Abandonment and Vacations. The segment is proposed to be incorporated into the private property to enlarge total building site area which would increase the amount of square feet for the proposed development. This request is related to the Amendment to the City Plan, which will require Board of Architects approval.

B. Vacation of an Alley

In addition to the proposed vacation and abandonment of University Drive, the Applicants are also proposing to vacate the existing alley that bisects the property.

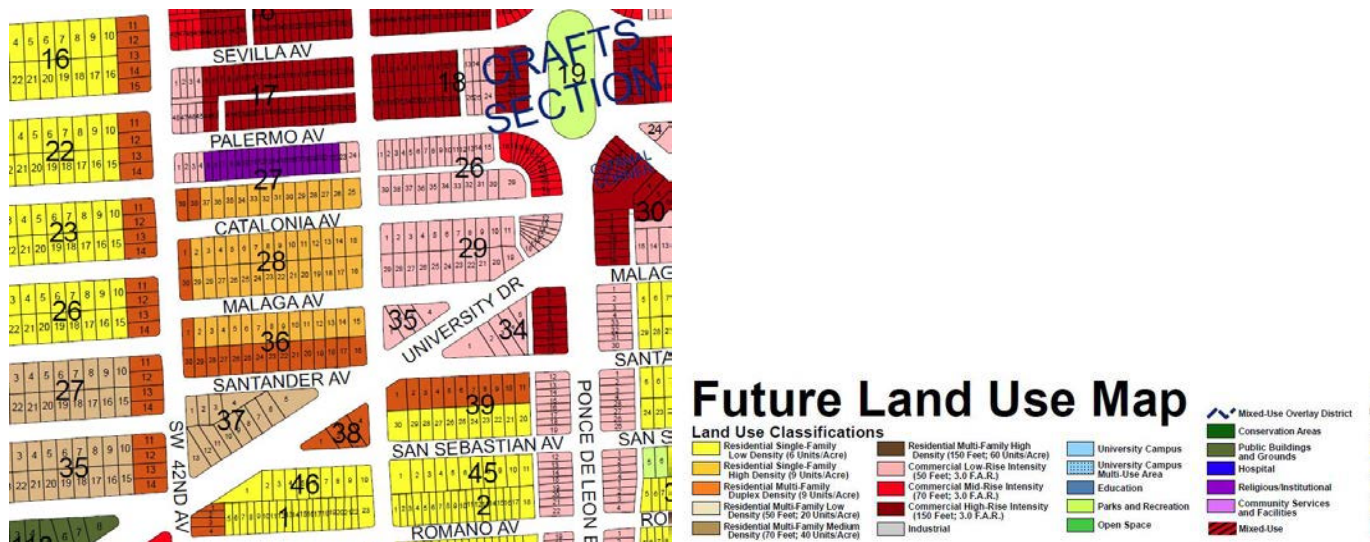
C. Tentative Plat

Related to the 2 separate right-of-way vacation requests, the Applicants are proposing a re-plat the private property, abandoned segment of University Drive, and the vacated alley. The proposed tentative plat contains 2 tracks. Tract "A" will become the building site for the Project, and Tract "B" will become the site of the park.



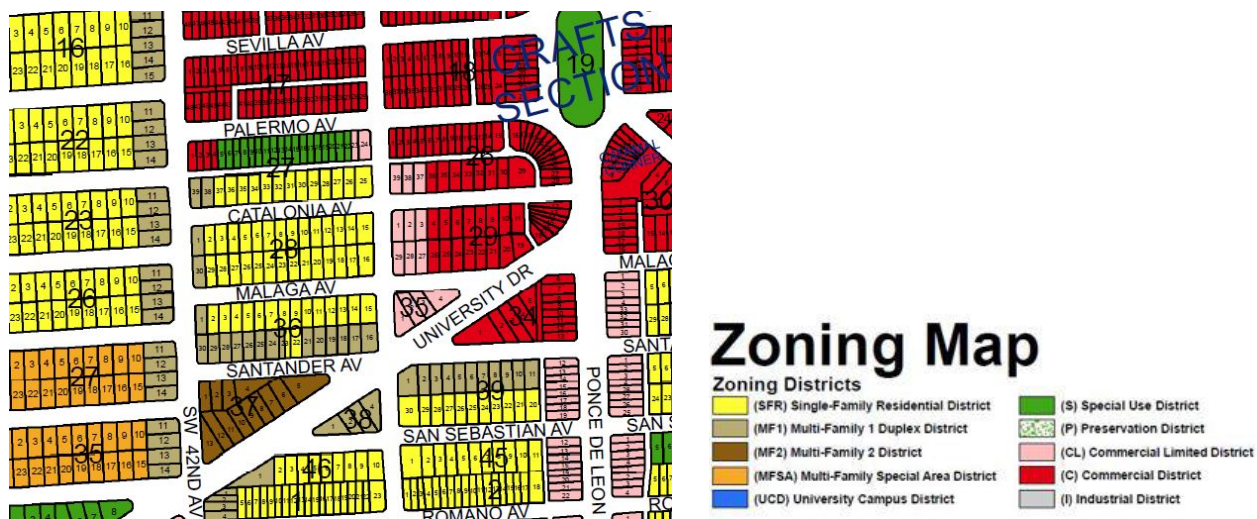
D. Comprehensive Plan Future Land Use Map Amendment

The subject site is currently designated as Commercial Low-Rise Intensity on the Comprehensive Plan Future Land Use Map. The Applicants are proposing to change the land use to Commercial High-Rise Intensity, with an ability to secure an additional 3 stories and have a maximum height of 190.5 feet with Mediterranean Bonus Level 2.



E. Zoning Map Amendment

The City is currently undergoing updates to the Zoning Code and are currently in the adoption process of incorporating mixed-use zoning districts that better reflect the allowable height per the Comprehensive Plan. In anticipation of the adoption of the mixed-use zoning districts, the Applicant is proposing to change the zoning to Mixed-Use 3, which will be consistent with the proposed land use designation change to Commercial High-Rise Intensity to allow the maximum height of 190.5 feet with Mediterranean Bonus Level 2.



F. Transfer of Development Rights (TDRs) as Receiver Site

The Applicant is requesting the receipt of 40,000 square feet of TDRs. Although not a receiver site, on August 17, 2019, by Resolution No. 2019-252, the City Commission approved the Applicants to file an application, pursuant to a Dispute Resolution Agreement between the City and Mundomed S.A. and South High Cliff Corporation. These specific TDRs were created to preserve some environmentally sensitive lands which may be transferred and utilized not only within the boundaries of designated receiving areas (CBD and North Ponce Mixed-Use Corridor) but also in Commercial and Industrial zoned areas.

G. Conditional Use for Mixed-Use Site Plan

Consistent with the trend to allow residential units near and within downtown Coral Gables, the Applicant is requesting Conditional Use Review for the proposed mixed-use site plan.



SITE PLAN INFORMATION

Type	Required/Permitted	Proposed
Total site area	20,000 sq. ft.	56,095 sq. ft. (1.29 acres)
Floor Area Ratio (FAR) with Mediterranean bonus	3.5 with med bonus level 2	
TDR's	4.375 max	TDR received is 30,000 sq. ft. 4.03 = 226,332 sq. ft.
Building height	Existing land use: Commercial Low-Rise Intensity 50 ft. 77 feet (level 2 med bonus)	179 feet to top of the roof 202 feet to the top of ornamental structure
No. of floors	After change of land use to Commercial High-Rise Intensity : 15 or 16 floors/190.5 feet	16 stories
Setbacks for MXD		
Primary street frontages Ponce de Leon Blvd	10 feet	0 feet (Building setback reductions per Mixed Use and Med Bonus)
Side street (North) (Catalonia Avenue)	15 feet	0 feet (Building setback reductions per Mixed Use and Med Bonus)
Side street (South) (Malaga Avenue)	15 feet	0 feet (Building setback reductions per Mixed Use and Med Bonus)
Rear (Westside)	10 feet	0 feet (Building setback reductions per Mixed Use and Med Bonus)
Setbacks Sec. 4-201.E.15	Zero setbacks on all sides if vertical stepbacks of a min. of 10 ft. after 45 ft. on all facades are provided.	Park/Ponce de Leon: 0 ft - 18 ft above 45 ft in height. Malaga: 0 ft - 10 ft above 45 ft in height. Interior side: 0 ft - 10 ft above 45 ft in height
Residential Density	115 units (site only) 161 units (incl. alley and row)	171 units (using 10,000 sq. ft./10 units from TDRs)
Ground Floor Commercial	18,107 sq. ft. (8%)	18,107 sq. ft. (8%)
Parking Spaces		232
Residential	171 units = 172 parking space	
Retail 18,107 sq. ft. @ 1/300	60	
Shared Parking reduction	145	
Landscape Open Space Area		
Landscape Open Space	10%	20%

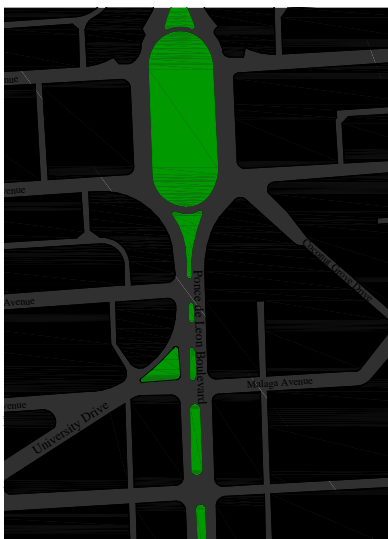
FINDINGS OF FACT FOR AMENDMENT TO THE CITY PLAN (REQUEST 1)

Staff finds the application to amend the city grid's at the intersection of University Drive and Ponce de Leon Boulevard is in compliance with the physical integrity of the historic Crafts Section. Per Section 3-1104.D, there are three factors for review of an amendment to the City Plan: historic integrity, development, and public purpose.

Merrick's original plan of the Crafts Section illustrate the signature thoroughfare of University Drive intersecting with Ponce de Leon Boulevard and Malaga Avenue at a curved angle. This combination of streets creates a unique and intentional curve on the north side of the intersection. The original plan and layout of private properties illustrated the intersection as open public space. Although slightly modified, the Applicant is proposing to maintain a similar curve with the shape of the proposed building. This is identified as "Tract A" in the proposed tentative plat. The remainder of the proposed site - that is currently within the public right of way - is proposed to be designed as an urban park. Restricting the proposed building to follow a similar curvature to the original property line and maintaining the public right of way as open space is consistent with the physical ideas and historic integrity of the original Crafts Section plan.

The location of the proposed mixed-use development is within the Crafts Section, originally designed by Merrick to be a mixed-use district. The site is actually within a former boundary that was identified as the Crafts Center. Ponce de Leon Boulevard has become a thriving mixed-use corridor with the operation of the Coral Gables Trolley and growing population on the thoroughfare and within downtown. Adjacent to the subject site is The Plaza, a mixed-use development encompassing three city blocks that currently under construction. Though the existing property is almost an acre in size and able to be developed without the incorporation of the abutting public right-of-way, the proposed mixed-use is consistent with the current development taking place in the area.

The mixed-use district (MXD) provisions of the Zoning Code require public realm improvements that emphasize pedestrian improvements and amenities on private and public property, per Section 4-201.F. In addition, the required open space percentage for a mixed-use project is a minimum of 10% of the property. With the proposed incorporation of the abutting right-of-way into the building site plan, the Applicant is proposing 20% open space to be used as an urban park. Allowing the urban park to be publicly accessible is consistent with the public purpose of the open space at the intersection of University Drive and Ponce de Leon Boulevard.



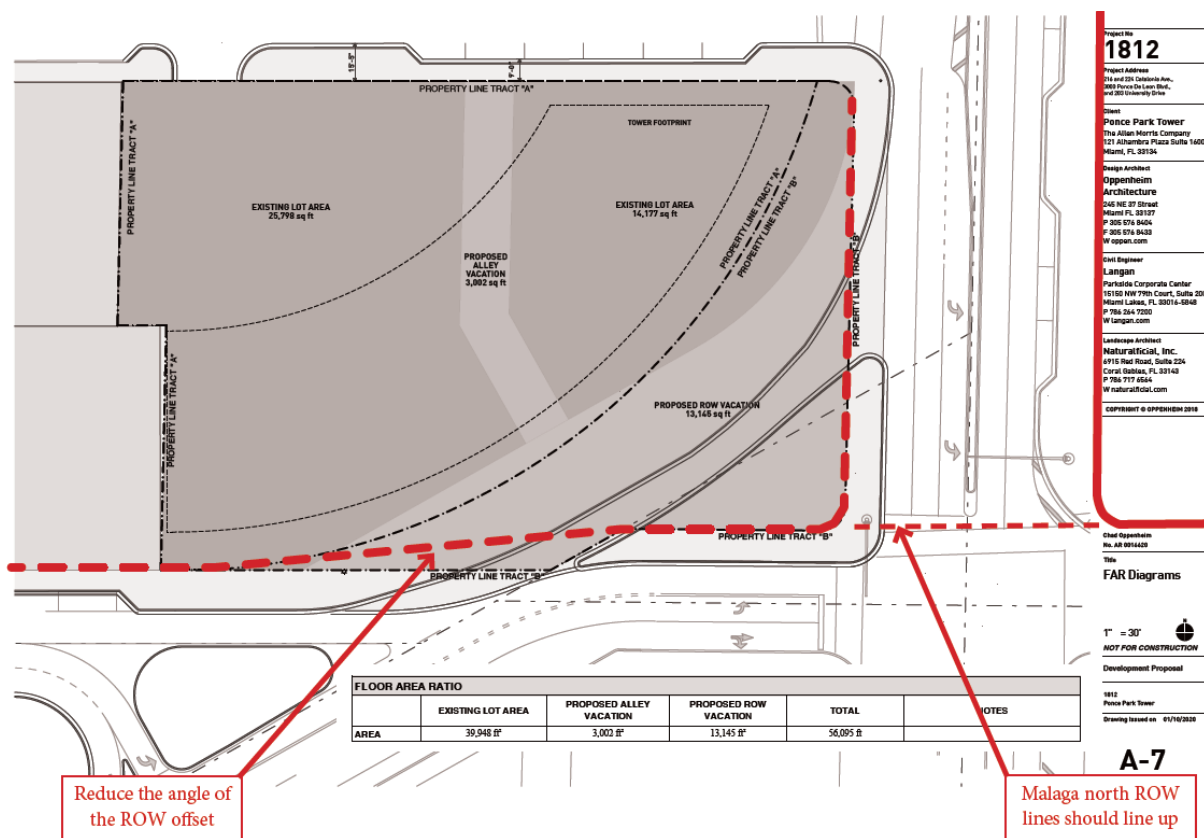
existing conditions

However, the proposed property lines of the tentative plat are not compatible with the existing rights of way of the area. Staff recommends two minor changes to be more consistent with the existing grid of the Crafts Section.

The proposed property line at the southeast corner may not be in-line with the north right-of-way line of Malaga Avenue across Ponce de Leon Boulevard. Unless designed with curves or angles, all street rights-of-way in the Crafts Section were designed to be in-line when crossing Ponce de Leon Boulevard. Staff recommends adjusting this corner to match the existing property line across Ponce de Leon Boulevard, as needed.

The south property line is proposed with a sharp corner that is presumably matching the existing centerline of University Drive. All blocks in the area are rectilinear in shape, except for significant curves facing Ponce de Leon Boulevard. Staff recommends modifying this south property line to create a block that is more compatible with the blocks in the city.

Below summarizes the two recommendations by Staff that create a new corner and property edge that is more compatible with the Crafts Section.



FINDINGS OF FACT FOR MEDITERRANEAN BONUS (REQUEST 2)

Applications shall be required to satisfy all of the requirements in Table 1, “Required Standards” in order to secure bonuses Zoning Code **Section 5-604.B.1.**:

Standard	Staff Evaluation
1. Architectural elements on building facades: Similar exterior architectural relief elements shall be provided on all sides of all buildings. No blank walls shall be permitted unless required pursuant to applicable City, State and Federal requirements (i.e., Fire and Life Safety Code, etc.) Parking garages shall include exterior architectural treatments compatible with buildings or structures that occupy the same property and/or street.	Complies. The proposed building has openings allowing natural light on the facades including their parking levels. The west elevation has been enhanced with a step-back to avoid a blank wall and additional opening designs were added on upper levels.
2. Architectural relief elements at street level: On any building facades fronting streets, where an adjoining pedestrian sidewalk is located, one (1) or more of the following design features shall be included at the street level: <ol style="list-style-type: none"> Display windows or retail display area; Landscaping; and/or Architectural relief elements or ornamentation. 	Complies. The project’s ground floor pedestrian amenities enhance the redevelopment of the area and activate all sides of the building.
3. Architectural elements located on the top of buildings: Exclusion from height. The following shall be excluded from computation of building height in C, A and M-Use Districts: <ol style="list-style-type: none"> Air-conditioning equipment room. Elevator shafts. Elevator mechanical equipment rooms. Parapets. Roof structures used only for ornamental and/or aesthetic purposes not exceeding a combined area of twenty-five (25%) percent of the floor area immediately below. Such exclusion shall be subject to the provisions that no such structure shall exceed a height of more than twenty-five (25) feet above the roof, except for commercial buildings in the Central Business District (CBD) where no such structure shall exceed one-third (1/3) of the allowable total building height.	Complies. 179 feet to top of the roof and 202 feet to the top of ornamental structure: 23-foot-tall ornamental wall feature provided.
4. Bicycle storage: To encourage the use of bicycles, bicycle storage facilities (racks) shall be provided. A minimum of five (5) bicycle storage spaces shall be provided for each two hundred and fifty (250) parking spaces or fraction thereof.	Complies. Provide location of bike racks.
5. Building facades: Facades in excess of one hundred and fifty (150) feet in length shall incorporate vertical breaks, stepbacks or variations in bulk/massing at a minimum of one hundred (100) foot intervals.	Complies.
6. Building lot coverage: No minimum or maximum building lot coverage is required	Complies.

<p>7. Drive through facilities.: Drive through facilities including but not limited to banking facilities, restaurants, pharmacies, dry cleaners, etc. are prohibited access to/from Ponce de Leon Boulevard from S.W. 8th Street to Bird Road, Miracle Mile from Douglas Avenue to LeJeune Road, and Alhambra Circle from Douglas Avenue to LeJeune Road.</p>	Not applicable.
<p>8. Landscape open space area: Each property shall provide the following minimum ground-level landscape open area (percentage based upon total lot area): a. Five (5%) percent for nonresidential properties; b. Ten (10%) percent for mixed use properties; and c. Twenty-five (25%) percent for residential properties. The total area shall be based upon the total lot area. This landscape area can be provided at street level, within the public right-of-way, planter boxes, planters, etc.</p>	Complies. Recommendation: Coordinate right-of-way enhancements with Public Works staff.
<p>9. Lighting, street: Street lighting shall be provided and located on all streets/rights-of-way. The type of fixture shall be the approved City of Coral Gables light fixture and location/spacing, etc. shall be the subject to review and approval by the Department of Public Works.</p>	Complies. Provide cut sheets of the proposed light fixture.
<p>10. Parking garages: Ground floor parking as a part of a multi-use building shall not front on a primary street. ADA parking is permitted on the ground floor. Ground floor parking is permitted on secondary/side streets and shall be fully enclosed within the structure and/or shall be surrounded by retail uses and/or residential units. Ground floor parking is permitted on alley frontages. Parking facilities shall strive to accommodate pedestrian access to all adjacent street(s) and alleys.</p>	Complies. The treatment of the parking levels in the arcade were improved from glass to a decorative metal screen.
<p>11. Porte-cocheres: Porte-cocheres are prohibited access to/from Ponce de Leon Boulevard from S.W. 8th Street to Bird Road, Miracle Mile from Douglas Avenue to LeJeune Road, and Alhambra Circle from Douglas Avenue to LeJeune Road.</p>	Complies. No porte-cochere proposed.
<p>12. Sidewalks/pedestrian access: All buildings, except accessory buildings, shall have their main pedestrian entrances oriented towards adjoining streets. Pedestrian pathways and/or sidewalks shall be provided from all pedestrian access points and shall connect to one another to form a continuous pedestrian network from buildings, parking facilities, parking garages entrances, etc. Wherever possible pathways shall be separated from vehicular traffic.</p>	Complies. Pedestrian passthrough provided. The slip lane dividing the park was eliminated and the plaza was redesigned to avoid having a vehicular street crossing it.
<p>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</p>	Complies. Coordinate with Public Works staff.

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.

Complies.

6" minimum window casing depth provided.

All applications desiring bonuses shall satisfy a minimum of eight (8) of the twelve (12) qualifications of Table 2, Zoning Code Section **5-604.D. Architectural and Public Realm Standards** to secure a bonus under these provisions:

Standard	Staff Evaluation
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.	Complies.
2. Building rooflines: Incorporation of horizontal and vertical changes in the building roofline.	Do not comply.
3. Building stepbacks: Stepbacks on building facades of the building base, middle and/or top facade to further reduce the potential impacts of the building bulk and mass.	Complies. Vertical step backs and planter breaks, and covered arcade were provided.
4. Building towers: The use of towers or similar masses to reduce the mass and bulk of buildings.	Complies.
5. Driveways: Consolidation of vehicular entrances for drive-through facilities, garage entrances, service bays and loading/unloading facilities into one (1) curb cut per street to reduce the amount of vehicular penetration into pedestrian sidewalks and adjoining rights-of-way.	Complies.
6. Lighting of landscaping : Uplighting of landscaping within and/or adjacent to pedestrian areas (i.e., sidewalks, plazas, open spaces, etc.).	Complies. Hardscape, planting, irrigation, and landscape lighting plans shall be submitted to the Board of Architects.
7. Materials on exterior building facades: The use of natural materials shall be incorporated into the base of the building on exterior surfaces of building. This includes but not limited to the following: marble, granite, keystone, etc.	Complies. Proposes a perforated cast limestone façade, framing the perimeter of the openings to emphasize depth.



8. Overhead doors :

If overhead doors are utilized, the doors are not directed towards residentially zoned properties.

Not applicable.

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.

Complies.

Recommendation: Coordinate with Public Works staff.

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.
- 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.

Complies.

Include proposed locations

11. Pedestrian passthroughs/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.

Complies.

The Project will provide a midblock pedestrian paseo connecting Catalonia Avenue and Malaga Avenue

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.

Not applicable.

Applications for bonuses may also utilize the following development options for Level 1 and/or Level 2 bonuses as is provided in Table 3, Zoning Code Section **5-604.H. Other development 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.
- d Applicants, property owners, successors or assigns desiring to develop pursuant to these regulations may not seek a variance for relief or reduction in building setbacks. Reductions in setbacks are only permitted subject to these regulations.

Complies. All setback waived per Section 4-201.E.15 *Mixed Use District (MXD) Building Regulations* and Section 5-604. *Coral Gables Mediterranean Style Design Standards*.

Stepback provided.

2. Encroachment or loggias and/or arcades located as a part of an adjacent building within rights-of-way:

Encroachments up to a maximum of ten (10) feet into public rights-of-way (not including alleys) may be permitted for the placement of a street level pedestrian arcade/loggia as a part of an adjacent building subject shall satisfy the following regulations:

- a. Encroachment. The total amount of encroachment shall be evaluated based upon the total width of the contiguous rights-of-way. Rights-of-way less than sixty (60) feet or less may be approved for less than the maximum ten (10) feet.
- b. Minimum percentage of open space. A minimum fifty (50%) percent of the total ground stories square footage encroachment requested must be provided as publicly accessible open space and landscape area on private property. The open space is subject to the following:
 - Types of open space. Types of open space shall be in the form of open arcades/loggia, courtyards, plazas, pedestrian pass-throughs or open atriums adjacent/contiguous to the adjacent rights-of-way.
 - Minimum area. Minimum square footage of allowable open space shall be five hundred (500) square feet.
 - Landscape. Include both hard and softscape landscape improvements and pedestrian amenities as defined herein.
 - Vertical volume. As a minimum include a vertical

Complies.

volume of space equal from street level to the first story's height or eighteen (18) feet, whichever is greater. Increase/decrease in height may be reviewed/approved as a part of approval.

- Maximum arcade/loggia lengths. Encroachments of up to eighty (80%) percent of the entire linear length of the building are permitted. Encroachment of the entire length may be requested subject to review and approval at the time of site plan review. Limitations of encroachments on corners of buildings may be required to control view corridors and ground stories building bulk and mass.

- Vertical encroachment. Structure shall be limited to the following:

- Forty-five (45) feet on sixty (60) foot rights-of-way.

- Eighteen (18) feet on rights-of-way less than thirty (30) feet.

- The encroachment shall be structurally supported entirely from the adjoining private property.

c. All applicable costs for improvements and/or relocation to utilities, sanitary sewer, storm water, and other associated infrastructure improvements as a result of the request shall be the responsibility of the property owner.

d. On street parking displaced as a result of the encroachment shall be provided as public parking spaces within the proposed development and compensation for the removed spaces shall be subject to the established City provisions. The building shall include City's public parking signage on the exterior portions of the building to clearly identify public parking spaces are available within the facility. The total number and location of the signage shall be determined at the time of application review.

e. Any encroachments, construction and penetration into the rights-of-way shall be subject to the following:

- The property owners shall be responsible for all maintenance of all encroachments and/or property of all surrounding public rights-of-way, including but not limited to the following: landscaping; (hard and softscape); benches; trash receptacles; irrigation; kiosks; plazas; open spaces; recreational facilities; private streets; etc. subject to all the provisions for which the development was approved as may be amended.

- Responsible for liability insurance, local taxes, and the maintenance of the encroachment and/or property.

- In the event that the owner or any assign and

successor shall at any time after approval of the site plan fail to maintain the areas in reasonable order and condition in accordance with the approval, these regulations, City Code or other applicable local, state and federal requirements, the City shall implement appropriate measures pursuant to applicable City provisions.

f. Encroachments and the total amount of encroachment shall require review and approval pursuant to applicable City provisions.

All applications for development approval shall be required to satisfy **Section 5-605.A.1** of the Zoning Code, *Coral Gables Mediterranean Architecture Design*, to include design elements and architectural styles of the following buildings:

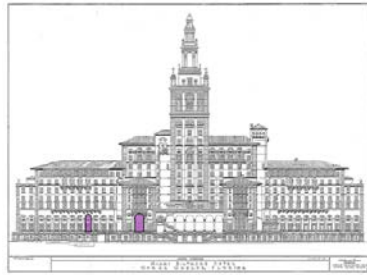
- a. H. George Fink Offices, 2506 Ponce de Leon Boulevard.
- b. The Colonnade Building, 169 Miracle Mile.
- c. Douglas Entrance, 800 Douglas Road.
- d. Coral Gables Elementary School, 105 Minorca Avenue.
- e. Granada Shops/Charade Restaurant, 2900 Ponce de Leon Boulevard (demolished).
- f. San Sebastian Apartments, 333 University Drive.
- g. Coral Gables City Hall, 405 Biltmore Way.
- h. Biltmore Hotel, 1200 Anastasia Avenue.

The Board of Architects shall review all applications for compliance of *Coral Gables Mediterranean Architectural Design* provisions in Section 5-605.

The applicant provided design elements and architectural styles references:

- Following the Mediterranean principles of symmetry and composition.
- The Project is inspired, in part, by Coral Gables City Hall and the Biltmore Hotel with similar features.
- The Project will also feature a perforated cast limestone façade inspired by the limestone featured on many of the city's historic sites.

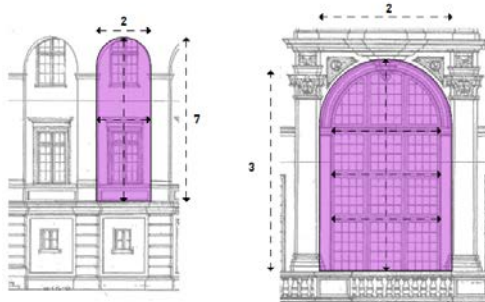




CORAL GABLES MEDITERRANEAN DESIGN GUIDE BILTMORE HOTEL PRECEDENT



ARCH PROPORTION
 ARCH IS SLIGHTLY TALLER THEN THE 3:2 BILTMORE PROPORTION
 VERTICAL DIVISIONS SEEK TO MATCH BILTMORE PRECEDENT



CORAL GABLES MEDITERRANEAN DESIGN GUIDE BILTMORE HOTEL PRECEDENT
 NARROW ARCH 3.5:1 PROPORTION DIVIDED AT MIDLINE
 WIDE ARCH 3:2 PROPORTION W/ 4 VERTICAL DIVISIONS



ARCH PROPORTION
 ARCH PROPORTION MATCHES 7:2 BILTMORE PROPORTION
 VERTICAL DIVISIONS SEEK TO MATCH BILTMORE PRECEDENT

FINDINGS OF FACT FOR DEVELOPMENT AGREEMENT (REQUEST 3)

The Applicants have not submitted a draft Development Agreement to the City.

SUMMARY OF REQUESTS

Per Zoning Code, the Board of Architects shall act as a recommending and a decision-making Board for the following:

1. Amendment to the City Plan:

- Incorporation of a portion of University Drive right-of-way into the building site
- Approval needed from the Board of Architects prior to a recommendation by the Planning & Zoning Board, per Section 3-1104.D *Procedure for Designation of the City Plan and Amendments to such Plan*.

2. Coral Gables Mediterranean Bonus Level 1 and Level 2:

- Bonus up to 0.5 floor area ratio (FAR) – or 58,047 square feet – and three (3) additional stories, per proposed ‘Commercial High-Rise Intensity’
- Approval needed from the Board of Architects, per Section 5-604.D, *Coral Gables Mediterranean Style Design Standards*.

3. Development Agreement:

- Requires review from the Board of Architects, per Section 3-101. No action needed.

A. Vacation and Abandonment of a Segment of University Drive:

- No action needed from the Board of Architects, per Article 3, Division 12, *Abandonment and Vacations*.

B. Vacation of an Alley:

- No action needed from the Board of Architects, per Article 3, Division 12, *Abandonment and Vacations*.

C. Tentative Plat:

- No action needed from the Board of Architects, per Article 3, Division 9, *Platting/Subdivision*.

D. Comprehensive Plan Future Land Use Map Amendment:

- No action needed from the Board of Architects for the request of change of land use from Commercial Low-Rise to Commercial High-Rise, to increase allowed height from 77 feet to 190.5 feet, per Article 3, Division 15, *Comprehensive Plan Text and Map Amendments*.

E. Zoning Map Amendment:

- No action needed from the Board of Architects, per Article 3, Division 14, *Zoning Code Text and Map Amendments*.

F. Transfer of Development Rights (TDRs) As Receiver Site for TDRs from the Dispute Resolution:

- No action needed from the Board of Architects, per Article 3, Division 10, *Transfer of Development Rights*.

G. Conditional Use for Mixed-Use Site Plan:

- Approval needed from the Board of Architects, per Article 3, Division 4, *Conditional Uses*. The Board of Architects shall review the application and the recommendation of staff.

All requests are subject to review by the Planning and Zoning Board (PZB) and approval by the City Commission (CC).

STAFF RECOMMENDATION**1. Amendment to the City Plan:**

As identified in the Findings of Fact contained herein, Staff finds the Application is in compliance with the Amendment to the City Plan, per Section 3-1104.D of the Zoning Code.

Staff recommends **Approval, with conditions**.

Suggested conditions of approval are included in the Findings of Fact and are summarized as follows:

- a. Verify that southeast corner and property line is in-line with the existing north right-of-way line on Malaga Avenue across Ponce de Leon Boulevard. Adjust as needed.
- b. Adjust the south property line to improve the rectilinear shape of the proposed tentative plat and entire block.

2. Coral Gables Mediterranean Bonus Level 1 and Level 2:

As enumerated in the Findings of Fact contained herein, Staff finds the Application is in compliance with with the Level 1 and level 2 bonus, per Section 5-604.D. Bonuses are available up to a maximum of 0.5 floor area ratio and up to a maximum of three (3) stories or 190.5' in total height. The allowable bonus floors are subject to the subject property's applicable Comprehensive Plan Map designation. The allowable floors and height are as follows:

CP Map Designations	Additional floors/feet available for Coral Gables Mediterranean Bonus Level 2
Commercial Uses	
High-rise Intensity	163.5 feet (Level 1 Bonus) + 27 feet (Level 2 Bonus) = 190.5 feet

Approval of the Coral Gables Mediterranean Bonus Level 2 request will allow the proposed height of 179' feet to top of the roof and an additional 0.5 floor area ratio (FAR) or 58,047 square feet.

Staff recommends **Approval**.

3. Development Agreement:

No Development Agreement has been submitted to the City. Staff cannot make a recommendation at this time.

Respectfully submitted,

Ramon Trias, Ph.D. AIA AICP LEED AP
Assistant Director of Development Services
for Planning and Zoning
City of Coral Gables, Florida