

City of Coral Gables
Planning and Zoning Staff Report

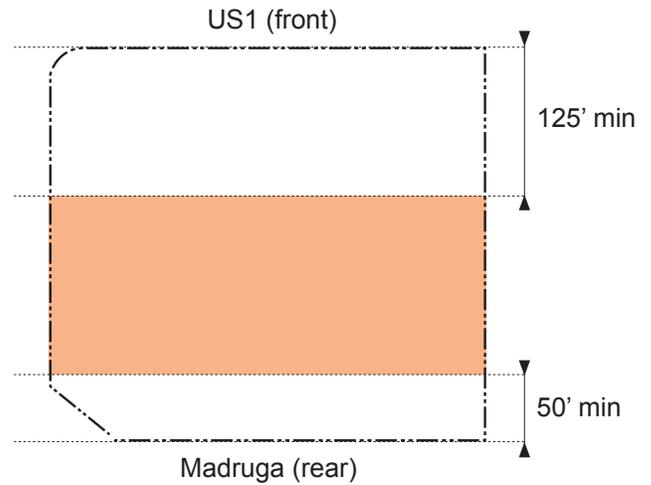
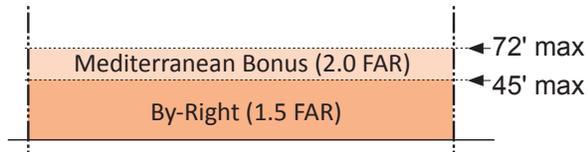
Paseo de la Riviera
1350 South Dixie Highway
August 12, 2015
Planning and Zoning Board

Applicant Request #1: Zoning Code Text Amendment

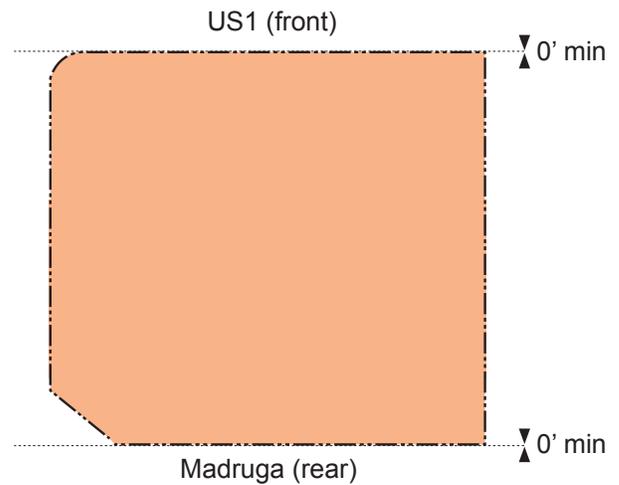
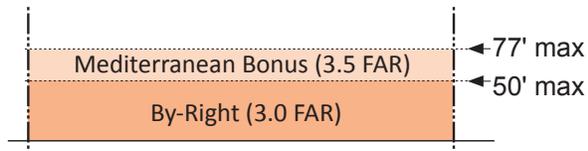
1. Removing auto-oriented regulations: 1.5 FAR, 45' Height Limit, 125' Front Setback, 50' Rear Setback
2. Underlying Commercial / Mixed-Use Zoning: 3.5 FAR, 77' Height Limit, 0' Setbacks

Building Envelope
 Property Line

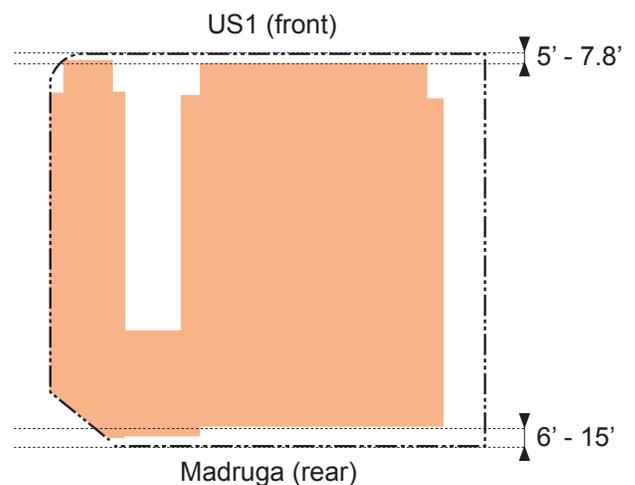
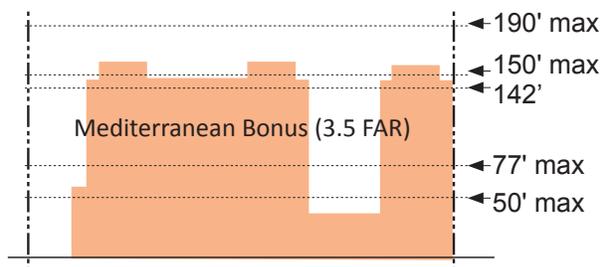
Existing Site Specific Zoning



Commercial / MXD Zoning with Existing Commercial Low-Rise Land Use



Proposed Project with Proposed Commercial High-Rise Land Use

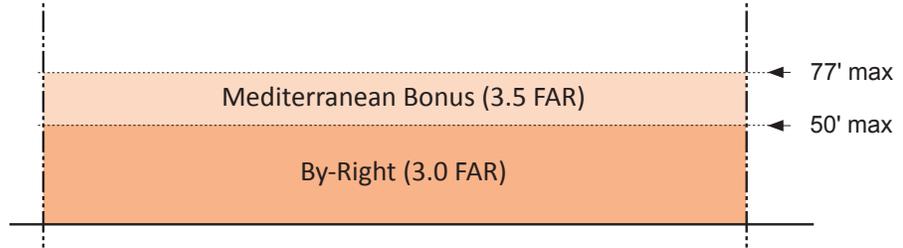


Applicant Request #2: Future Land Use Map Amendment

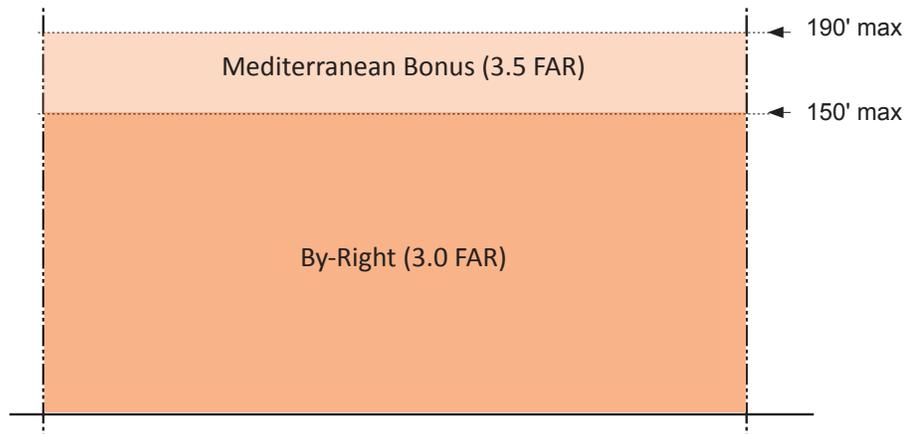
1. Commercial Low-Rise to Commercial High-Rise: height increase from 77' max to 190'6" max

■ Building Envelope
- - - Property Line

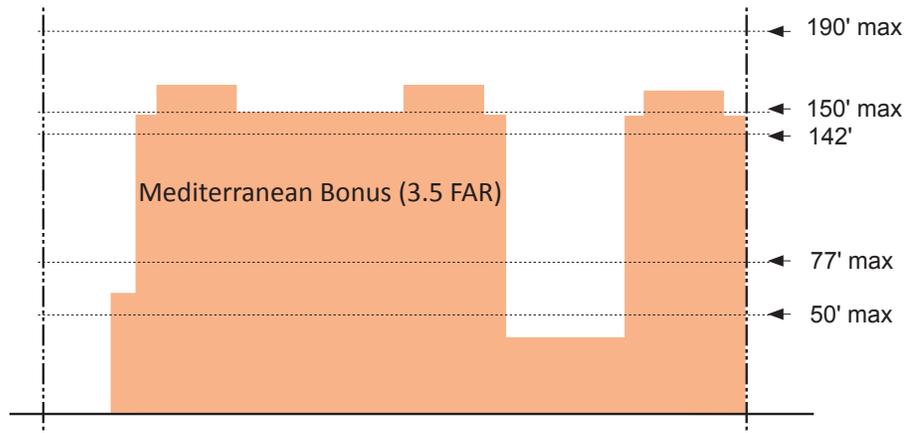
Current Land Use
Commercial Low-Rise



Proposed Land Use
Commercial High-Rise



Proposed Project
Commercial High-Rise

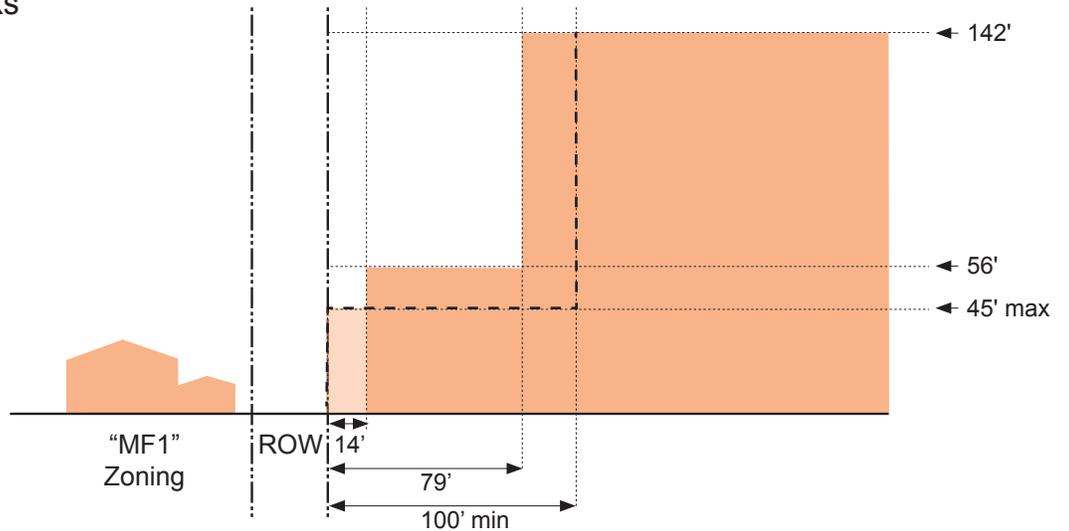


Applicant Request #3: Planned Area Development

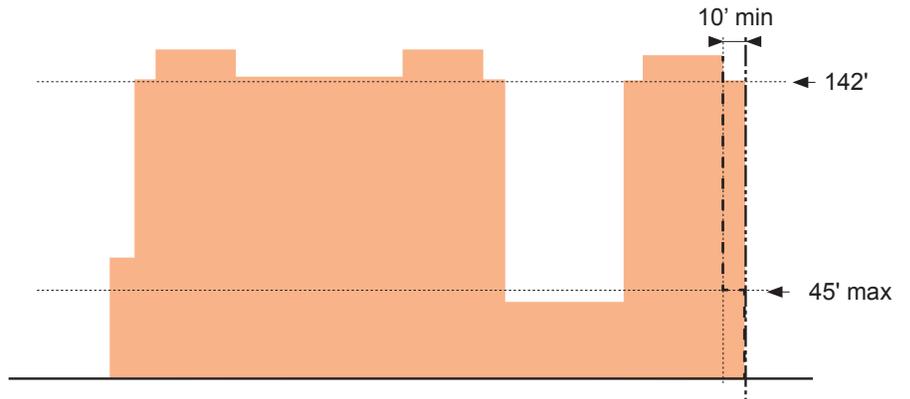
1. Allows flexibility with literal requirements of Zoning Code for equivalent or increased public benefit
2. Adjusted building setbacks along Madrugá, Caballero Boulevard, and US1
3. Possibility of shared parking to improve building aesthetics, massing, and traffic impacts

Building Envelope
 Property Line

Adjusted Building Setbacks Stepback from Residential



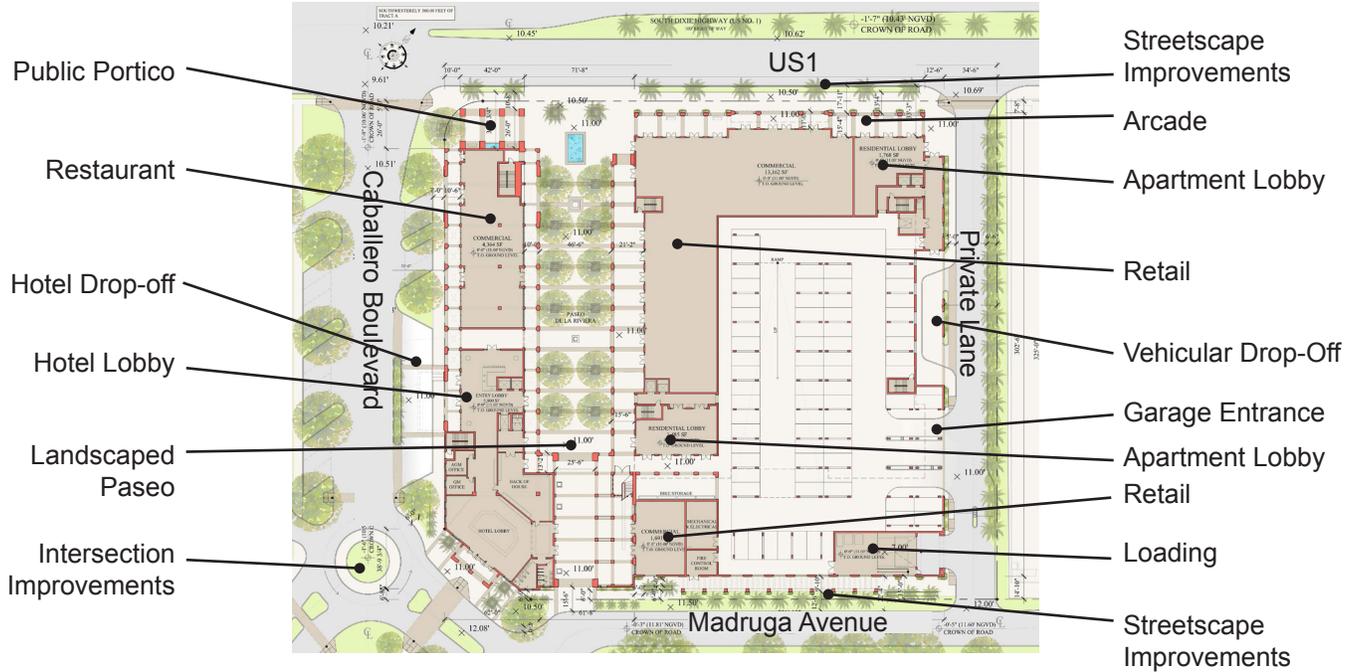
Adjusted Building Setbacks 10' Stepback for MXD projects



Applicant Request #4: Mixed-Use Site Plan Review

1. Residential, hotel, retail, and restaurant
2. Pedestrian-oriented project close to University Metrorail Station and UM campus
3. Enhanced public spaces, including arcades, paseos, and pedestrian-oriented street frontage

Site Plan



Context Rendering - View from West





City of Coral Gables Planning and Zoning Staff Recommendation

Applicant:	Coral Park Inn, LLC
Application:	Conditional Use Review of a Planned Area Development (PAD), Mixed Use (MXD) Site Plan Review, Comprehensive Plan Map Amendment, and Zoning Code Text Amendment
Property:	Paseo de la Riviera (1350 South Dixie Highway)
Public Hearing Date/Time/ Location:	Planning and Zoning Board August 12, 2015, 6:00 – 9:00 p.m., City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida, 33134

Introduction

Project Status

This item was continued, without public comment or discussion, from the July 29, 2015 Planning and Zoning Board meeting. Background material, including the Applicant's Submittal Package, was previously provided as a part of the July 29, 2015 Staff Report and Recommendation. Additional materials have been included with this Report and are provided as attachments.

Proposed Project

Paseo de la Riviera is a mixed-use, transit-oriented development, within walking distance of the University of Miami campus and the University Metrorail Station. The project includes:

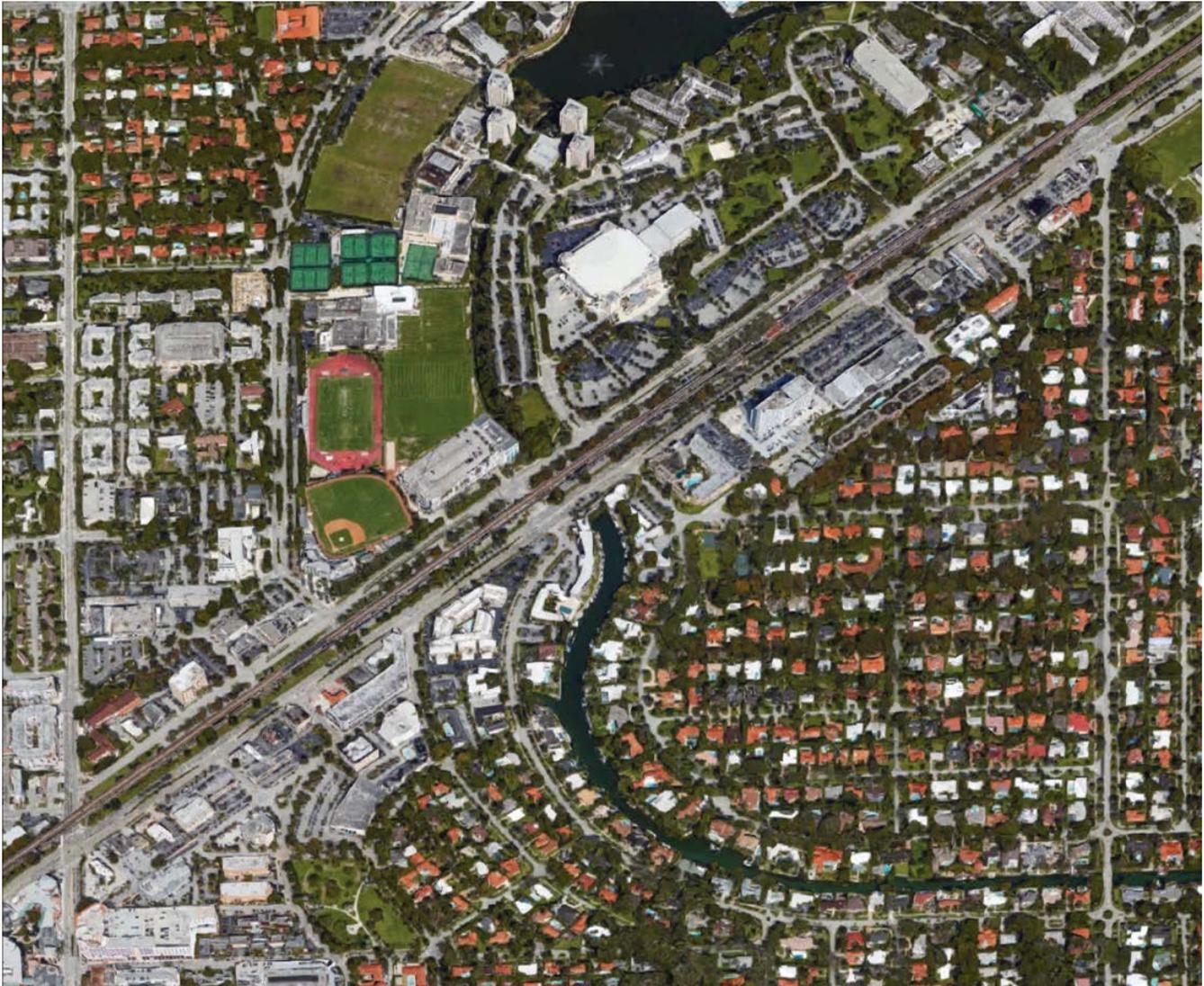
1. Approximately 2.7 acre site,
2. A 252 room hotel,
3. A 234-unit apartment building,
4. 19,218 square feet of ground-floor, pedestrian – oriented retail, and
5. 46,948 square feet of ground-floor open space, including a large paseo gathering space and arcades along US1.

The total project area is 404,610 square feet and the two proposed buildings are approximately 142' high.

Existing Context

The existing pattern of development along US1 in Coral Gables is generally low-rise office buildings and one-story shopping centers, with some taller, mixed-use buildings constructed near Douglas Road and South Miami Metrorail Station.

The low-rise office and strip commercial shopping centers along the majority of US1 are currently regulated with site specific zoning regulations that limit height to four stories and require large setbacks in the front, which encourage the development of parking lots along US1. To the southeast of the commercial corridor is an area of low-rise apartment buildings and duplexes, and established single-family neighborhoods are in close proximity.



The Paseo de la Riviera project is located in close proximity to University Metrorail Station, one of three Metrorail stations that serve Coral Gables. In general, development around University Metrorail Station is suburban and auto-oriented, with large parking lots and low-scale buildings set back from the street. The two other Metrorail Stations that serve Coral Gables are Douglas Road and South Miami. The neighborhoods around these two stations feature a more urban, walkable, mixed-use character.

For information, staff reviewed development conditions in close proximity to the other two Metrorail stations that serve the City. The Coral Gables land development regulations around Douglas Road and South Miami Metrorail Station allow for buildings with 0' setbacks, a maximum height of 97' to 100', and

an FAR of 3.5. Some examples of recent construction under these regulations are the Gables Ponce mixed-use project at 4557 Ponce de Leon Boulevard, The Collection commercial building at 200 Bird Road, One Village Place at 4100 Salzedo Street and the Whole Foods building at 6701 Red Road.



The Collection, 200 Bird Road



One Village Place, 4100 Salzedo Street



Whole Foods Building, 6701 Red Road



Gables Ponce, 4557 Ponce de Leon Boulevard

Public Input

Residents of this area have historically expressed significant interest in development along US1 and adjacent commercial areas.

- In 2005, the Riviera Neighborhood Association worked with the City of Coral Gables and the University of Miami Center for Urban and Community Development to create the Riviera Neighborhood Visioning Report.
- Two official neighborhood meetings were held regarding this project on November 18, 2014 and December 16, 2014.
- On July 17 – 18, 2015 the City sponsored a “Corridor Visioning Workshop” for the commercial areas along US1, Red Road and Sunset Road.
- Staff has attached comments received to date (see Attachment A). Some comments were addressed to the Planning and Zoning Board and others are part of the public record.

US 1, Red, Sunset Visioning Workshop

Consistent with this history of resident involvement, the City sponsored a Visioning Workshop held on July 17 – 18, 2015. Participants discussed the vision for the future of US1 and nearby commercial corridors. The Workshop was open to the public and encouraged brainstorming of ideas about the overall vision for the area. The Workshop report, to be prepared by the City's consultant, was not ready at the time this staff report was written. However, a preliminary draft summary is attached. It is anticipated that the draft Workshop report will be available for review at the end of August, 2015.

Over 120 community members attended the kick-off presentation on Friday night, July 17th, 2015, where UM professor Dr. Charles Bohl, UM architecture professor Joanna Lombard, urban planner Jason King, and Friends of the Underline founder Meg Daly each spoke about walkable connected cities, transit-oriented and mixed-use development, and the opportunity to improve US1 and other Coral Gables commercial corridors through streetscape improvements and better development. The Friday night session provided ideas related to desirable planning and urban design principles for the district.

Over 100 community members participated in the hands-on sessions on Saturday morning, July 18th, 2015, where a variety of activities were held, including visual preference surveys, table discussions and drawing on maps of the area, one-word cards, written surveys, and two walking tours of the area, including a ride on the Metrorail from University Station to South Miami Station. The Saturday session allowed discussions among neighbors and interested participants, and encouraged solutions and recommendations for future reference by city officials.

Although the Paseo de la Riviera project was not the main topic of the Workshop, it was discussed by some participants in terms of the community vision for the future of US1, and whether the project was consistent with that vision. In general, there was consensus that the one-story strip commercial character of US1 was out-of-date, and that a mixed-use, neighborhood-serving, aesthetically pleasing development character would be preferred. However, detailed recommendations would be provided at a later date by the City consultant, for further discussion and consideration by the Planning and Zoning board and the City Commission.

In particular, the table groups at the Saturday hands-on sessions did not reach consensus on an appropriate building height for the area. However, the City consultant listened to the suggestions from the participants and is expected to offer expert advice at a later date. Some preliminary suggestions are attached, for information.

The following issues were discussed: traffic, height, density, parking, desired neighborhood commercial uses, neighborhood compatibility, quality of life, transit and bicycle mobility, and walkability. Participants were able to express their views and learn from each other. At the end of the Workshop, there was a better understanding of public concerns and opportunities related to future development.

In regards to the Paseo de la Riviera project, the Workshop participants were informed that the impacts of the project would be addressed as part of the traditional public hearing process. The first step in the process is the Planning and Zoning Board meeting. Additional public hearings will take place before the City Commission, should the project proceed with the process of review.



US 1, Red, Sunset Visioning Workshop Activities, July 17-18, 2015

Design and Review Process to Date

The design review process has involved multiple steps because the Applicant is making four requests that depart from the existing land development regulations in this area. In addition, the requested building height for the project and the potential increase in traffic in the adjacent single-family residential neighborhood have caused some Coral Gables residents to express concerns over the project.

The Applicant has developed multiple design proposals for approximately one year, working closely with City Staff and the neighborhood through a series of meetings. The process of review has been collaborative, and multiple project revisions have resulted from neighborhood and staff input. On Tuesday, May 19th, 2015 a Peer Review of the project was held where participants provided input on the design of the project. The minutes of the Peer Review were included as an attachment to the July 29, 2015 Staff Report.



Peer Review, July 29, 2015

All City Staff have thoroughly reviewed the proposed project, and have provided comments as needed. The current application is a result of multiple revisions discussed at meetings with Staff and suggestions from stakeholder input, including discussions during the recent public workshop on July 17 – 18, 2015.

Staff Review*				
Department	DRC 10.31.14	Staff Meeting 06.23.15 06.25.15	Comments Provided?	Applicant Response provided 07.24.15
Historical Resources	X	X	Yes	X
Parking	X	X	Yes	X
Landscape Services	X	X	Yes	X
Concurrency	X	X	Yes	X
Police	X	X	Yes	X
Fire	X	X	Yes	X
Public Works	X	X	Yes	X
Zoning	X	X	Yes	X
Board of Architects	X	X	Yes	X
Planning	X	X	Yes	X
Building	X	X	Yes	X
Economic Development		X	Yes	X

*Please see the Staff Comment / Applicant Response attachment provided with the July 29, 2015 Staff Report for further information.

Final application items were submitted to City Staff during the week of July 20th, including:

1. July 20, 2015: Updates to the traffic analysis and an updated application package that responds to staff comments and community comments from the US1 / Red / Sunset Community Workshop.
2. July 22, 2015: Revised drawings for buildings and site conditions, as a result of staff and public input.
3. July 24, 2015: Memorandum regarding shared parking options and reduction of building height.

The July 24, 2015 memorandum suggests that the Applicant is willing to consider shared parking ratios for the project and a potential reduction in building height. However, the design of the project has not been modified prior to Planning and Zoning Board consideration of the application. Planning and Zoning Board members should consider the project as currently presented, and make appropriate recommendations for Commission consideration. Although application of shared parking may be appropriate at a conceptual level, as this is a transit oriented mixed-use project, the City does not have at this point shared parking provisions that would apply to this site.

Staff Discussion

As a result of the recent public Workshop for the US 1, Red Road and Sunset District, Staff recommends consideration of the following general planning comments for the area:

1. The overall vision for future development of the US1 Corridor should be discussed in more detail with the public. Changes of land use and zoning are not tied to a project and should only be considered when the maximum allowable density, intensity and height for the approved land use and zoning are appropriate for the location. An area of the City that may serve as a precedent for planning ideas may be the industrial district, which is also mixed-use and in close proximity to a Metrorail station.
2. The impact of traffic on neighborhood streets, and the issue of traffic on US1 and access to commercial development along US1 should be carefully addressed.
3. Off-street parking requirements for commercial projects located within 1,000 feet of a transit station should be adjusted to account for a higher percentage of pedestrians, bicyclists, and transit riders. Shared parking should be studied, as it may reduce the bulk and massing of future buildings in the district, and may mitigate any potential increase in traffic. However, the City would have to adopt appropriate zoning provisions.
4. Existing single-family neighborhoods should be protected through limitations on height, traffic and parking impacts of nearby commercial development. Effective design ideas should be discussed in more detail.
5. Off-street parking shall not be leased to third parties in order to prevent over-construction of parking and its negative aesthetic impact on the neighborhood.
6. Current Site Specific Zoning Code provisions for the Holiday Inn property and the adjacent properties on US1 result in strip commercial development. It would be appropriate to reconsider these Zoning Code provisions and adjust the land development regulations in this area to allow mixed-use, transit-oriented development.

7. The current Land Use Classification for the majority of the US1 corridor is Commercial Low-Rise Intensity, which allows for 50’ of height by-right, and up to 77’ of height with Mediterranean Bonuses. In areas that have a high level of pedestrian traffic such as the Red / Sunset area or the University of Miami and the University Metrorail Station, it may be appropriate to consider Commercial Mid-Rise Intensity Land Use, which allows 70’ of height by-right and up to 97’ of height with the Mediterranean Bonus, or a new land use designation for Transit Oriented Development. Development around the Douglas Road Metrorail Station and around the South Miami Metrorail Station would also benefit from similar analysis.

Paseo de la Riviera Project, project-specific staff comments:

1. The application request for Commercial High-Rise Intensity Land Use, which will allow a maximum building height of 190’, should be evaluated carefully. Other transit-oriented neighborhoods in Coral Gables, such as the areas around Douglas Road Station and South Miami Station, have a maximum height of 97’ – 100’. As the project is proposed to have a height of 142’-6”, the project does not propose to maximize the height allowed by the proposed land use. Should this maximum height be acceptable, it should be memorialized as a condition of approval.
2. The project should meet the required setbacks from residential properties along the Madruga side of the building, which includes a maximum height of 45’ within 100’ of Single-Family or Duplex properties. Design options should be reviewed.
3. Shared parking or transit-oriented development parking reductions should be considered for this project, in consideration of proximity to the University of Miami campus and the University Metrorail Station. A reduction in off-street parking would help to reduce the bulk and mass of the project. The applicant has submitted a memo, attached to this staff report, agreeing to consider shared parking ratios for this project. However, the City does not have current provisions for shared parking for this district. Use of this regulatory technique would require additional Planning and Zoning and City Commission discussion.

Application Request

Conditional Use Review of a Planned Area Development (PAD), Mixed-Use Site Plan Review, Comprehensive Plan (CP) Map Amendment, and Zoning Code Text Amendment for the project referred to as the “Paseo de la Riviera”, as follows:

1. *An Ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code, by amending Appendix A, “Site Specific Zoning Regulations,” Section A-83, “Riviera Section Part 8,” by removing provisions restricting FAR, height and setbacks for the property legally described as Tract A, Riviera Section Part 8; including required conditions; providing for a repealer provision, providing for a severability clause, codification, and providing for an effective date. (Legal description on file at the City)*
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 Low-Rise Intensity” to “Commercial High-Rise Intensity” for the property legally described as a Portion of Tract A, Riviera Section Part 8 (1350 South Dixie Highway), Coral Gables, Florida; including required conditions; providing for a repealer provision, providing for a severability clause, and providing for an effective date. (Legal description on file at the City) (LPA review)

3. *An Ordinance of the City Commission of Coral Gables, Florida requesting review of a Planned Area Development (PAD) pursuant to Zoning Code Article 3, “Development Review,” Division 5, “Planned Area Development (PAD),” for the proposed project referred to as “Paseo de la Riviera” on the property legally described as a Portion of Tract A, Riviera Section Part 8 (1350 South Dixie Highway), Coral Gables, Florida; including required conditions; providing for a repealer provision, providing for a severability clause, and providing for an effective date. (Legal description on file at the City)*
4. *A Resolution of the City Commission of Coral Gables, Florida requesting 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 the “Paseo de la Riviera” on the property legally described as a Portion of Tract A, Riviera Section Part 8 (1350 South Dixie Highway), Coral Gables, Florida; including required conditions; providing for a repealer provision, providing for a severability clause, and providing for an effective date. (Legal description on file at the City)*

Approval of Zoning Code Text Amendments, Future Land Use Map Amendments, and Planned Area Developments require review by the Planning and Zoning Board, and City Commission review at two (2) public hearings (via Ordinance). Approval of a Mixed-Use Site Plan requires review at one (1) public hearing (via Resolution).

Summary of Application

The project site is approximately 2.7 acres and is located on the site of an existing three (3) story, 155-room hotel, with approximately 109 off-street parking spaces in a surface parking lot.

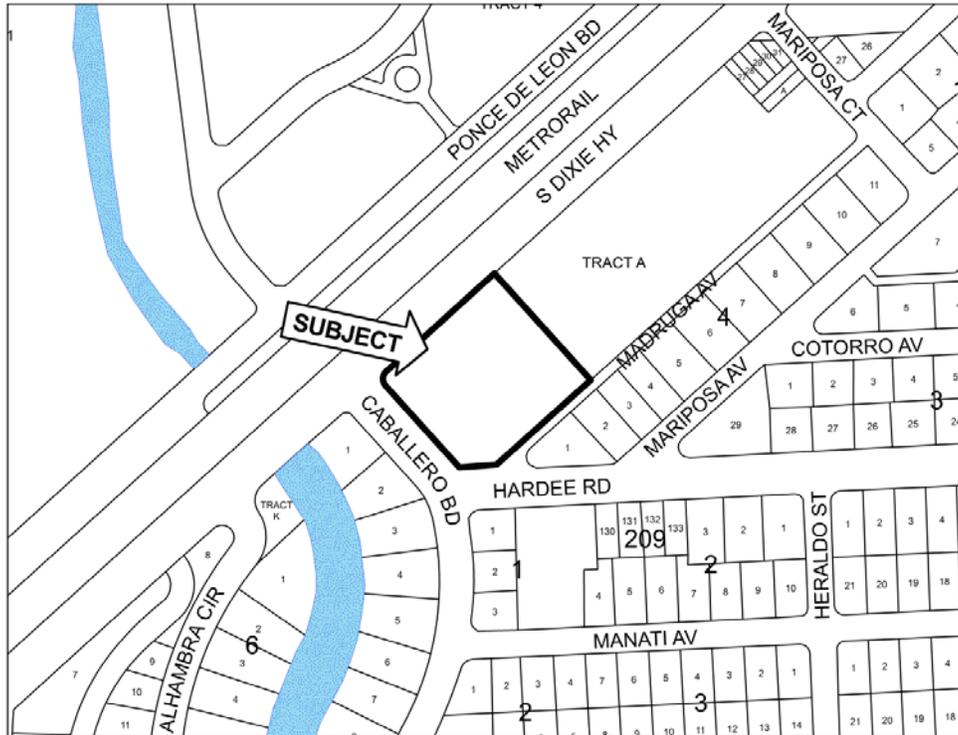
The proposed project includes a ten (10) story, 252-room hotel, a 234-unit apartment building, 19,218 square feet of ground-floor, pedestrian – oriented retail, and 46,948 square feet of ground-floor open space, including a large paseo gathering space and arcades along US1. The total project area is 404,610 square feet and the two proposed buildings are approximately 142’ high. There are 838 off-street parking spaces provided in a six (6) level parking garage.

Aerial with 45 degree Building Perspective (from Google Maps)

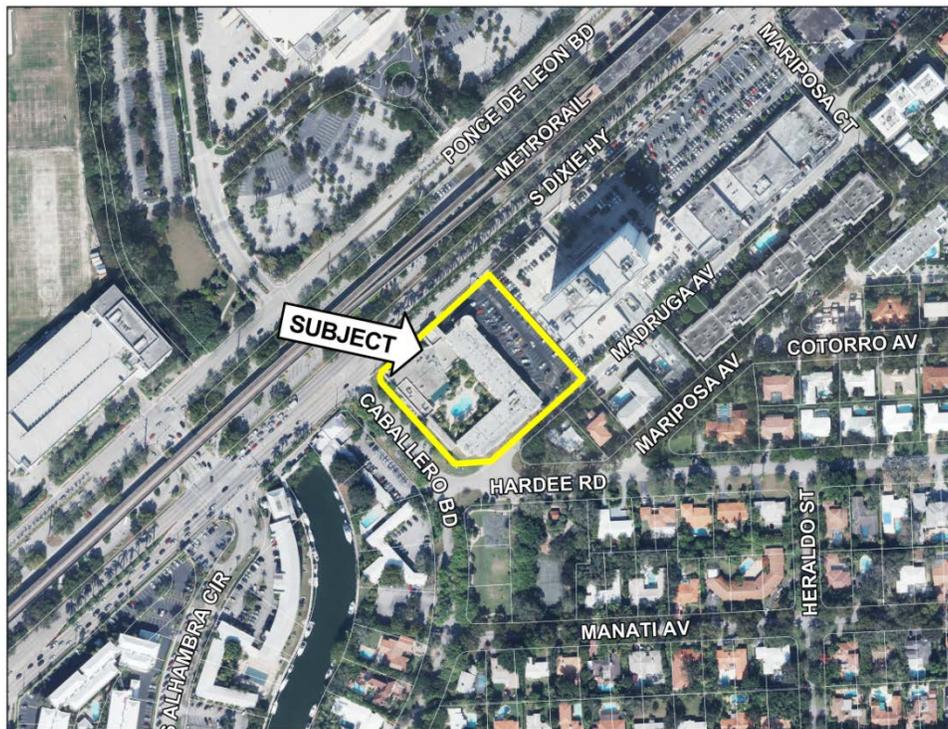


The property is bounded by US1 (northwest), Caballero Boulevard (southwest), Madruga Avenue (southeast) and University of Miami University Advancement (northeast), as shown on the following location map and aerial photo:

Lot, Block and Section Location Map



Aerial



Site Data and Project Timeline

Site Data and Surrounding Uses

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

Existing Property Designations

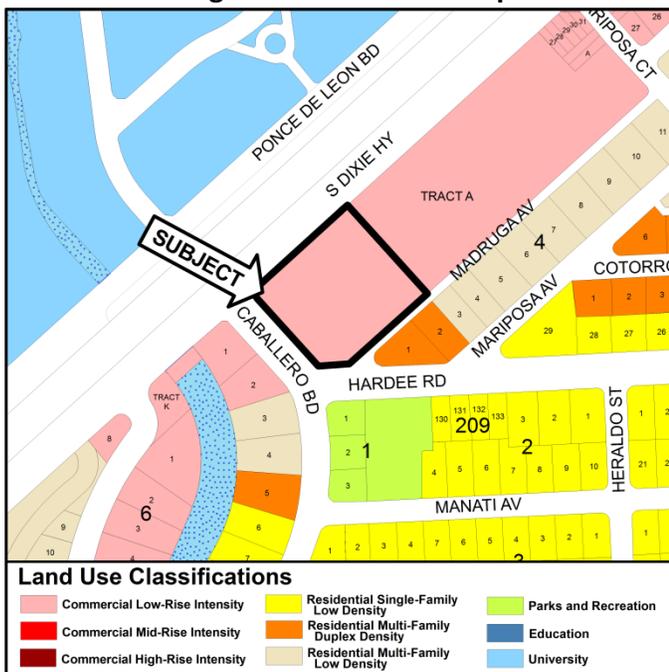
Comprehensive Plan Map designation	“Commercial Low-Rise Intensity”
Zoning Map designation	Commercial (C)
Within Central Business District	No
Within a designated Mixed-Use Overlay District (MXOD)	No
Mediterranean Architectural District (citywide)	Yes
Within Coral Gables Redevelopment Infill District (GRID)	Yes

Surrounding Land Uses

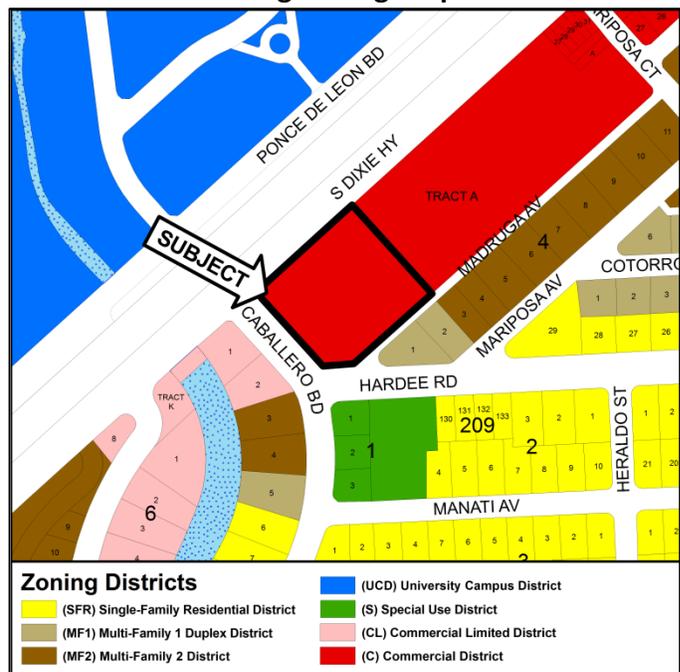
Location	Existing Land Uses	CP Designations	Zoning Designations
Northeast	Gables One Tower	Commercial Low-Rise	Commercial
Southeast	Apartment Buildings, Duplex, Single-Family Homes, and Park	Residential Multi-Family Duplex Density / Parks and Recreation	Multi-Family 1 Duplex / Special Use
Northwest	University of Miami	University	University Campus
Southwest	Gables Waterway Offices	Commercial Low-Rise / Residential Multi-Family Low-Density	Commercial Limited / Multi-Family 2

The property’s existing land use and zoning designations are illustrated on the following maps:

Existing Future Land Use Map



Existing Zoning Map



City Review Timeline

The proposal has undergone the following official City reviews:

Type of Review	Date	Result of Review
Development Review Committee	10.31.14	Comments provided to Applicant
Board of Architects	01.22.15	Preliminary approval and approval of Mediterranean architectural bonuses
Planning and Zoning Board	07.29.15	Continued
Planning and Zoning Board	08.12.15	TBD
City Commission (1 st reading – PAD site plan, Change of Land Use and Zoning Code text amendment)	TBD	TBD
City Commission (2 nd reading – MXD site plan, PAD site plan, Change of Land Use and Zoning Code text amendment)	TBD	TBD

As mentioned in the Staff Report Introduction, the project has undergone additional reviews and discussion, including two neighborhood meetings, a peer review and an overall US1 visioning workshop.

Application Requests

1. Zoning Code Text Amendment

The Applicant proposes a strikethrough of “Site Specific” zoning regulations that apply to the property, including a maximum FAR of 1.5, a maximum height of 4 stories or 45 feet, a minimum front setback of 125 feet, and a minimum rear setback of 50 feet. These “Site Specific” zoning regulations, particularly the front and rear setbacks, encourage auto-oriented shopping centers such as the University Centre development to the north. The proposed Zoning Code Text Amendment would affect all of “Tract A”, which includes the Gables One Tower property next door, as well as the University Centre shopping center to the north.

If the Site Specifics are amended as proposed, all of “Tract A” would be controlled by the Commercial Zoning District and the Commercial Low-Rise Land Use Classification provisions. These provisions could be further modified by the optional Mixed-Use District and the Mediterranean Bonus programs. In addition, if a change of Land Use is approved for this site, additional height would be permitted.

Type	Existing “Site-Specific” Zoning Regulations	Proposed “By-Right” Commercial Zoning Regulations with Low-Rise Land Use	Existing Commercial Low-Rise Land Use with MXD / Med Bonus	Proposed “By-Right” Commercial Zoning Regulations with High-Rise Land Use	Proposed Commercial High-Rise Land Use with MXD and Med Bonus
FAR	1.5	3.0	3.5	3.0	3.5
Building Height	45’ or 4 Stories	50’	77’	150’	190’6”
Front Setback	125’	0’	0’	0’	0’
Rear Setback	50’	0’	0’	0’	0’

The requested Zoning Code Text Amendment is shown below with proposed changes in ~~strikethru~~/underline format.

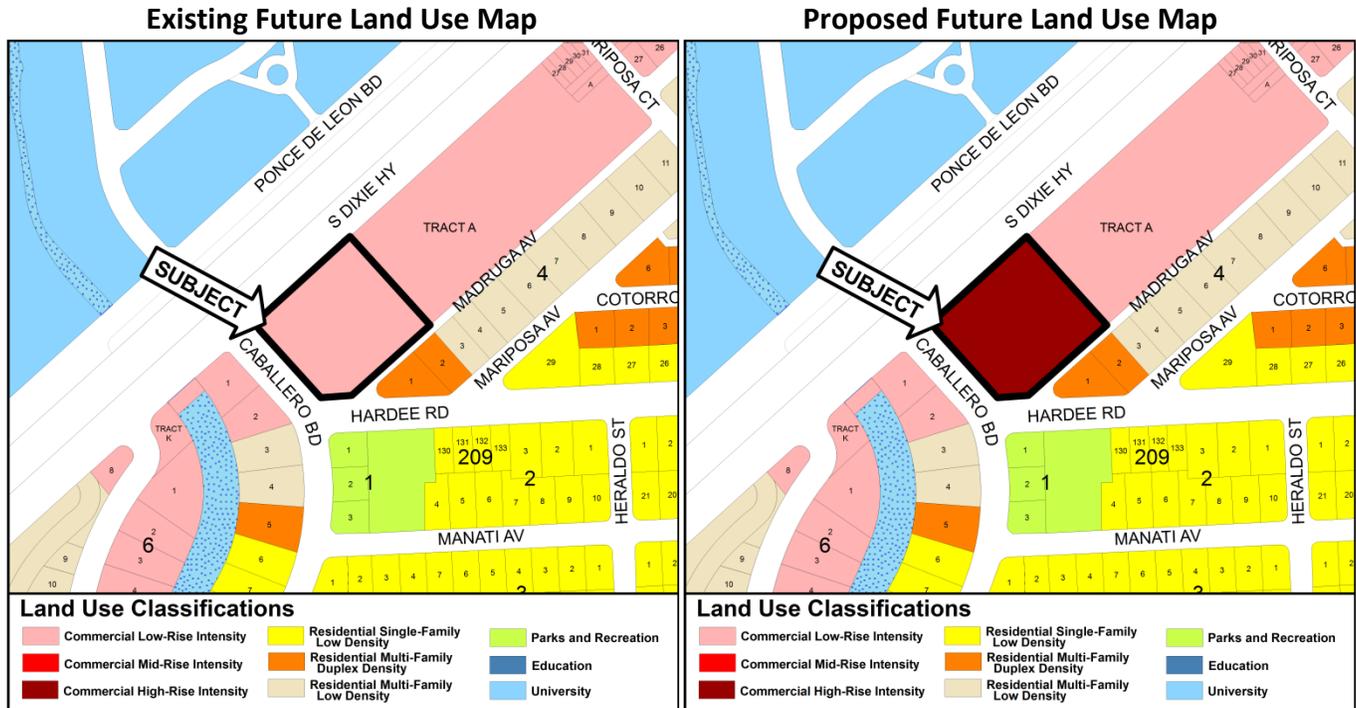
SITE SPECIFIC ZONING REGULATIONS

Section A-83 - Riviera Section Part 8.

- A. Floor area ratio (FAR) Provisions for buildings four (4) or more stories in height.
 - 1. See Archived Zoning Code Section 3-6(y).
 - 2. Maximum floor area ratio (FAR) for C District buildings four (4) stories in height located on the following described property shall not exceed 1.5: (2829)
 - a. Lots 1 through 13, inclusive, Block 148.
 - b. Lots 1,16,17 and 27 in Block 155.
 - c. Lots 27, 28, 29, 30 and 31, in Block 156.
 - ~~d. Tract A.~~
- B. Height of buildings.
 - 1. No commercial building shall be constructed or erected on the following described properties to exceed four (4) stories or forty-five (45) feet, whichever is less:
 - a. Lots 1 through 13, inclusive, Block 148.
 - b. Lots 1, 17, 26 and 27, Block 155.
 - c. Lots 27, 28, 29, 30 and 31, Block 156.
 - ~~d. Tract A.~~
- ~~C. Setbacks - Minimum front.~~
 - ~~1. Tract A One hundred and twenty five (125) feet (P. B. 46, Page 100).~~
- ~~D. Setbacks - Minimum rear.~~
 - ~~1. Tract A Fifty (50) feet (P. B. 46, Page 100).~~

2. 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 change in land use will affect the allowable height of construction on the site.

Under the current Commercial Low-Rise Intensity Land Use, building height is limited to 50’ by-right, and 77’ with Mediterranean Bonus. At the present time, all Commercially-zoned properties fronting US1 and Ponce de Leon Boulevard are designated as Commercial Low-Rise Intensity Land Use.

Under the proposed Commercial High-Rise Intensity Land Use, building height is limited to 150’ by-right, and 190’6” with Mediterranean Bonus. Commercial Mid-Rise Intensity Land Use limits building height to 70’ by-right, and 97’ with Mediterranean Bonus. For all Land Use Classifications, a maximum height of 45’ is permitted within 100’ of any property line adjacent to single-family residential and duplex residential properties.

3. Planned Area Development

Planned Area Development (PAD) is a development option in the City of Coral Gables for the purpose of allowing creative and imaginative development for the purpose of public benefit, in particular to provide improved open space opportunities.

The Paseo de la Riviera project meets the minimum development standards for a Planned Area Development, with the exception of Section 3-502.C.9 Perimeter and Transition which states that “...properties that are adjacent to residentially zoned or used land shall be limited to a maximum height

of 45’ within 100’ of the adjacent right-of-way.” However, PAD Section 3-502.B.2. Relation to general zoning subdivision, or other regulations allows flexibility from the PAD regulations as follows, “...solutions proposed by the applicant, although not literally in accord with these PAD regulations, satisfy public benefits to at least an equivalent degree.”

The applicant requests approval of the proposed project as a Planned Area Development for the purpose of flexibility with some aspects of the underlying Zoning Code, in particular:

- 45’ height limit on buildings within 100’ of single-family residences or duplex properties, and
- Required 10’ step back on mixed-use buildings that choose to reduce setbacks at the ground level.

4. Mixed Use Site Plan

The applicant is applying for Mixed-Use Site Plan approval for the purpose of constructing residential units in a Commercial zoning district. The Mixed-Use Site Plan includes certain minimum development standards. A summary of the project is provided in the Applicant’s Zoning Information Sheet submitted with the Application and is presented in the following tables.

Mediterranean Architectural Style

The Application received preliminary approval and approval of Mediterranean architectural bonuses from the Board of Architects on 01.22.15. The Mediterranean architectural bonuses allow for additional Floor Area Ratio (FAR) for a maximum of 3.5 FAR and additional height for a total of 190’6”. In addition, the bonus allows for building setback reductions to 0’ on all sides, encroachments into the right-of-way, and density bonuses. The applicant has applied for the Mediterranean architectural bonuses for the following reasons:

- 3.5 maximum Floor Area Ratio, and
- Building setback reduction to 0’.

The applicant is not proposing to make use of the bonus height and density provisions of the Mediterranean architectural bonus program.

Site plan information:

Type	Currently Permitted	Permitted if Application Requests Approved	Proposed Development
Total site area			2.6 acres / 115,870 sq ft
FAR / permitted development (with Mediterranean bonuses)	1.5 FAR / 173,805 sq ft	3.5 FAR / 405,545 sq ft	404,610 sq ft
Restaurant square footage			4,364 sq ft
Retail square footage			14,853 sq ft
Residential units		337 units (125/acre)	234 units
Building height	45’	190’6”	142’6”
Number of stories	4 stories	No regulated by number of stories	10 – story hotel 14-story residential building with garage

Type	Currently Permitted	Permitted if Application Requests Approved	Proposed Development
Residential unit mix:			
One bedroom	131		
Two bedroom	64		
Three bedroom	39		

Setbacks:

Type	Currently Required	Required if Application Requests Approved*	Proposed
US1	125'	0'	Varies: 5' – 7.8'
Madrugá Avenue	50'	0'	Varies: 6' – 15'
Caballero Boulevard	15'	0'	0'
Interior side setback along Gables One Tower	0'	0'	34' 6"

* Setback relief may be awarded for MXD projects approved for Mediterranean style design bonuses.

Landscaping:

Location	Required	Proposed
Landscape open space (on-site) – minimum 20% of property area required for a PAD	23,174 sq ft	50,194 sq ft
Landscape open space (rights-of-way)	Must meet City Streetscape Master Plan requirements	Required to comply with Zoning Code requirements at time of permit

Parking:

Uses	Quantity	Required Parking	Proposed Parking
Retail	14,853 sq ft	1/250 sq ft = 59.4	
Restaurant	4,364 sq ft	12/1,000 sq ft = 52.4	
Hotel	252 rooms	1.125/room = 283.5	
Residential units – 1 and 2 bedroom	195 units	1.75/unit = 341.3	
Residential units – 3 bedroom	39 units	2.25/unit = 87.7	
Total off-street parking spaces		826	838

Approximately six (6) existing on-street parking spaces will be removed according to the site plan submitted. The Applicant, property owner(s), its successors or assigns, shall be required to reimburse those costs in accordance with City requirements.

On July 24, 2015 the Applicant submitted a memo to the City expressing interest in exploring shared parking options for the property.

Findings of Fact

This section of the Report presents City Staff’s evaluation of the Application and Findings of Fact. The City’s responsibility is to review the Application for consistency with the City’s Comprehensive Plan (CP) Goals, Objectives and Policies, compliance with the Zoning Code and other applicable portions of the City Code.

1. Zoning Code Text Amendment

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

Standard	Staff Evaluation
1. Promotes the public health, safety, and welfare.	Yes. The proposed strike-through of the existing site specific zoning regulations encourages more pedestrian-oriented, mixed-use development which is appropriate for a location in close proximity to transit and an area with a high level of walkability.
2. Does not permit uses the Comprehensive Plan prohibits in the area affected by the district boundary change or text amendment.	Yes. The proposed Zoning Code text amendment does not affect permitted uses; the permitted uses are in keeping with the Comprehensive Plan.
3. Does not allow densities or intensities in excess of the densities and intensities which are permitted by the future land use categories of the affected property.	Yes. The proposed Zoning Code text amendments allow densities and intensities that are consistent with the existing Commercial Low-Rise Intensity Land Use.
4. Will not cause a decline in the level of service for public infrastructure which is the subject of a concurrency requirement to a level of service which is less than the minimum requirements of the Comprehensive Plan.	Yes. The proposed Zoning Code text amendments allow densities and intensities that are consistent with typical commercial and mixed-use regulations throughout the City. Concurrency review has been completed and any potential decline in level of service will be mitigated, as required by the Comprehensive Plan.
5. Does not directly conflict with an objective or policy of the Comprehensive Plan.	Yes. The proposed Zoning Code text amendments do not directly conflict with the Comprehensive Plan.

Staff comments: The standards identified in Section 3-1405 for the proposed Zoning Code text amendment are satisfied. The proposed project is consistent with the CP goals, objectives and policies in the Future Land Use, Design, Housing, Mobility and Green Elements of the City's Comprehensive Plan as provided herein.

2. Comprehensive Plan 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 Low-Rise Intensity to Commercial High-Rise Intensity will allow additional building height in close proximity a transit station and a major employment center. However, the potential maximum height of 190' may be too intense in close proximity to an existing single-family neighborhood. Staff recommends conditions to limit the maximum height.
2. Whether it is internally consistent with Comprehensive Land Use Plan.	The map amendment allows Commercial High-Rise Intensity (with a potential maximum building height of 190') in an area south of Downtown Coral Gables and in close proximity to an existing single-family neighborhood. The proposed land use allows many beneficial aspects of the project, but it should be considered in the context of the corridor. Appropriate conditions should be discussed.
3. Its effect on the level of service of public infrastructure.	The proposed map amendment will support enhanced multi-modal activity at the University Metrorail Station and the University of Miami Campus, a major transit station and a major employment center, which is a goal of the Comprehensive Plan. However, the large number of parking spaces for the project suggests significant traffic. There is an opportunity to reduce the traffic on the area by reducing the number of parking spaces and encouraging residents and visitors to walk, bike or ride transit. Shared parking or comparable planning tools should be considered.
4. Its effect on environmental resources.	The proposed amendments promote infill on a site along US1. 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. Thus, the project would contribute to the provision of housing for people who live and work 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 Land Use Plan amendment from Commercial Low-Rise Intensity land use (maximum height of 77') to Commercial High-Rise Intensity land use (maximum height of 190') will allow taller buildings than the current proposed project. Further study and planning of the US1 corridor is necessary to determine the appropriate maximum height for buildings in this area. Staff recommends conditions to limit maximum height.

Staff comments: The proposed Comprehensive Plan map amendment only affects the maximum permitted height on the subject property. The current Comprehensive Plan land use classification is Commercial Low-Rise Intensity, which is the typical commercial land use classification found along the US1 corridor. This land use classification allows a maximum building height of 77'. The proposed land use classification, Commercial High-Rise Intensity, allows a maximum building height of 190'. Commercial Mid-Rise Intensity allows a maximum building height of 97', which is comparable to the height of the buildings being constructed near the Douglas Road Metrorail Station and the South Miami Metrorail Station, the two other transit stations serving the City of Coral Gables.

The appropriate maximum building height for the US1 corridor was the subject of discussion during the July 17-18, 2015 US1 / Red / Sunset corridor visioning Workshop. Neighbors and community members in attendance were unable to reach consensus on the appropriate height. Further study and public outreach is needed on the subject prior to making major policy decisions regarding increased building height for a particular project. Existing future land use designations are not tailored to the needs of transit oriented development. A new land use designation, which would reflect the specific opportunities and benefits of mixed-use project planned in close proximity to a Metrorail station, should be considered by the Planning and Zoning Board and the City Commission at a future time.

Discussion about appropriate vision and land use regulations for the district relates to the requested change of land use to "commercial high-rise." Although this land use allows the implementation of a majority of the desirable features of the project, staff recommends language that would require the construction of the proposed design (which does not maximize the allowed height, at 142'-6"), and not allow future projects that may maximize the height allowed by the proposed land use (up to 190'-6"). One option may be new site specific regulations that would cap the height at 142'-6".

The standards identified in Section 3-1506 for the proposed CP map amendment may be satisfied, with conditions.

3. Planned Area Development

Planned Area Development (PAD) Purpose and Objectives

The stated purpose of the Zoning Code's PAD provisions is to encourage the construction of Planned Area Developments (PAD) by providing greater opportunity for construction of quality development on tracts and/or parcels of land through the use of flexible guidelines which allow the integration of a variety of land uses and densities in one development. Zoning Code Section 3-501 states that a proposed PAD project must comply with the following:

- 1. Allow opportunities for more creative and imaginative development than generally possible under the strict applications of these regulations so that new development may provide substantial additional public benefit.*
- 2. Encourage enhancement and preservation of lands which are unique or of outstanding scenic, environmental, cultural and historical significance.*
- 3. Provide an alternative for more efficient use and, safer networks of streets, promoting greater opportunities for public and private open space, and recreation areas and enforce and maintain neighborhood and community identity.*

4. *Encourage harmonious and coordinated development of the site, through the use of a variety of architectural solutions to promote Mediterranean architectural attributes, promoting variations in bulk and massing, preservation of natural features, scenic areas, community facilities, reduce land utilization for roads and separate pedestrian and vehicular circulation systems and promote urban design amenities.*
5. *Require the application of professional planning and design techniques to achieve overall coordinated development eliminating the negative impacts of unplanned and piecemeal developments likely to result from rigid adherence to the standards found elsewhere in these regulations.*

Staff comments: The proposed Paseo de la Riviera complies with the stated purpose of the Planned Area Development, by applying creative and imaginative development concepts, resulting in greater opportunity for open space, in particular the proposed paseo and arcades. As a result, the project has over two times the amount of required open space, including the 72' x 326' publicly accessible paseo.

The PAD regulations are also used to request waivers of code requirements for certain building setbacks, which staff supports, as they contribute to enhanced urban design when taken in consideration with the overall site design and street design. However, PAD regulations are also used to modify required setbacks from residential areas. Staff recommends compliance with these provisions, through appropriate project revisions to be submitted prior to City Commission consideration.

Section 3-503 of the Zoning Code states the required findings for a proposed PAD project is as follows:

The Planning and Zoning Board shall recommend to the City Commission the approval, approval with modifications, or denial of the plan for the proposed PAD and shall include not only conclusions but also findings of fact related to the specific proposal and shall set forth with particularity in what respects the proposal would or would not be in the public interest. These findings shall include, but shall not be limited to the following:

- A. *In what respects the proposed plan is or is not consistent with the stated purpose and intent of the PAD regulations.*

Staff comments: The proposed plan is consistent with the stated purpose and intent of the PAD regulations in that it provides greater opportunities for ground-level, publicly accessible open space such as the open-air paseo.

- B. *The extent to which the proposed plan departs from the zoning and subdivision regulations otherwise applicable to the subject property, including but not limited to density, size, area, bulk and use, and the reasons why such departures are or are not deemed to be in the public interest.*

Staff comments: The proposed plan does not meet the literal requirements of the Zoning Code regarding building height adjacent to residential property: 45' height limit within 100' of the property line adjacent.

- C. *The extent to which the proposed plan meets the requirements and standards of the PAD regulations.*

Staff comments: The proposed plan meets all of the requirements and standards of the PAD regulations, with the exception of the 45' building height limit within 100' of the property line adjacent to residential property.

- D. The physical design of the proposed PAD and the manner in which said design does or does not make adequate provision for public services, provide adequate control over vehicular traffic, provide for and protect designated common open areas, and further the amenities of light and air, recreation and visual enjoyment.*

Staff comments: The physical design of the proposed PAD results in a publicly-accessible ground – floor paseo in the center of the project that is fronted by retail, restaurant, and the hotel and residential apartment building lobby. The paseo provides an additional pedestrian amenity by creating a protected mid-block pedestrian access from US1 to Jaycee Park. Vehicular traffic is managed through the use of a private lane that connects US1 and Madruga Avenue, and provides an off-street access to valet and the parking garage entrance and exit. In addition, a roundabout is planned to better control traffic at the intersection of Caballero and Hardee. Improvements to the public right-of-way such as increased landscaping and decorative pavements are planned.

- E. The compatibility of the proposed PAD with the adjacent properties and neighborhood as well as the current neighborhood context including current uses.*

Staff comments: The proposed PAD is generally appropriate for the location in proximity to the University Metrorail Station, the University of Miami campus, and along a major thoroughfare, US1. The project is adjacent to MF1 and MF2 zoned properties similar to high-rise developments located along LeJeune Rd in Downtown Coral Gables.

- F. The desirability of the proposed PAD to physical development of the entire community.*

Staff comments: The proposed architecture and public spaces of the Paseo de la Riviera PAD are a positive addition to the physical development of Coral Gables. The project will be lower in height than the adjacent structure located to the northeast and will provide a transition from those developments with less height located along US1.

- G. The conformity of the proposed PAD with the goals and objectives and Future Land Use Maps of the City of Coral Gables Comprehensive Plan.*

Staff comments: The proposed PAD requires a change of Land Use from Commercial Low-Rise Intensity to Commercial High-Rise Intensity, which is a part of this application request. This change of Land Use may be acceptable, with conditions.

4. Mixed Use Site Plan

Mixed Use District (MXD) Purpose and Objectives

The current MXD Zoning Code provisions were adopted by Ordinance No. 2004-04 on 01.13.04 and subsequently revised and readopted as a part of the comprehensive Zoning Code rewrite. The MXD was created as a “voluntary” overlay zoning designation that is supplemental to the underlying zoning designations and other applicable City regulations. Property owners who choose to develop under these

regulations and secure site plan approval are regulated by the underlying zoning district, Zoning Code and Comprehensive Plan.

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 proposed Paseo de la Riviera Mixed-Use project meets the stated purpose of the MXD Site Plan review. However, the project should be revised to comply with required setbacks from residential areas.

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.

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 Paseo de la Riviera PAD and MXD conditional use meets this criterion; although the height of the project, as a result of the requested change in Land Use, should be revised to comply with MXD requirements.

- 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 Paseo de la Riviera PAD and MXD conditional use meets this criterion; although the height of the project, as a result of the requested change in Land Use may impact existing single-family neighborhoods and should be considered with conditions.

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

Staff comments: The Paseo de la Riviera PAD and MXD conditional use impacts existing single-family neighborhoods due to the increased height and intensity of the project as a result of the requested change in Land Use. However, the code provides for protection of nearby neighborhoods with provisions for setbacks and maximum heights in the proximity of neighborhoods. The project should be revised to comply, as needed.

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

Staff comments: The Paseo de la Riviera PAD and MXD conditional use impacts existing single-family neighborhoods due to the increased height and intensity of the project as a result of the requested change in Land Use.

- 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 Paseo de la Riviera PAD and MXD conditional use impacts existing single-family neighborhoods due to the increased height and intensity of the project as a result of the requested change in Land Use. The project should be revised to comply with MXD requirements.

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

Staff comments: The 2.7 acre parcel is adequate for the proposed development.

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

Staff comments: The Paseo de la Riviera PAD and MXD conditional use impacts existing single-family neighborhoods due to the increased height and intensity of the project as a result of the requested change in Land Use.

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

Staff comments: The proposed vehicular and pedestrian circulation has been reviewed, without objection from Public Works staff. Proposed circulation and operations of automobile traffic minimize impacts on neighborhood streets, as traffic will access the project along US 1. Caballero will be used for Hotel drop-off. Madruga will be used for valet circulation.

- 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 proposed conditional use satisfies the concurrency standards. Traffic analysis has been reviewed by City Staff and its consultants, and determined in compliance.

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.

The Public Works Department and consultant have reviewed the Applicant’s proposed plans and Traffic Impact Analysis (TIA), dated April 2015 and additional analysis provided on July 20, 2015. It is expected that the project will impact traffic on US 1, as traffic will enter and exit the project on a single driveway on the northern edge of the site. However, other impacts have been minimized through site plan design and the valet operation plan, which incorporate input from the neighborhood.

Public Works staff has reviewed impacts on neighborhood traffic patterns and has not raised objections. Final design of traffic operations features on Caballero Boulevard and Madruga Avenue, including the proposed roundabout, will be approved by the Public Works director prior to Commission approval.

Concurrency Management

This project has been reviewed for compliance with the City’s Concurrency Management program. The Concurrency Impact Statement (CIS) for the project indicates that there is adequate infrastructure available to support the project. The CIS is on file with the City and available for review.

Public School Concurrency Review

A letter was received from the Miami-Dade County Public School Board dated 12/02/14 stating the proposed project had been reviewed and that the required Level of Service (LOS) standard had been met at all three school levels and that school capacity has been reserved for a period of one year. A copy of that letter is on file with the City and available for review.

Art in Public Places Program

The Applicant must comply with all City requirements for Art in Public Places, which will include having

the proposed artist and concept reviewed by the Arts Advisory Panel and Cultural Development Board, and Board of Architects approval before being submitted to the City Commission. This requirement has been included as a recommended condition of approval.

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.	CP Goal, Objective and Policy	Staff Review
1.	Goal FLU-1. Protect, strengthen, and enhance the City as a vibrant community ensuring that its neighborhoods, business opportunities, shopping, employment centers, cultural activities, historic value, desirable housing, open spaces, and natural resources make the City a very desirable place to work, live and play.	Complies
2.	Objective FLU-1.1. Preserve Coral Gables as a “placemaker” where the balance of existing and future uses is maintained to achieve a high quality living environment by encouraging compatible land uses, restoring and protecting the natural environment, and providing facilities and services which meet or exceed the minimum Level of Service (LOS) standards and meet the social and economic needs of the community through the Comprehensive Plan and Future Land Use Classifications and Map (see FLU-1: Future Land Use Map).	Complies
3.	Objective FLU-1.2. Efforts shall continue to be made to control blighting influences, and redevelopment shall continue to be encouraged in areas experiencing deterioration.	Complies
4.	Policy FLU-1.3.3. Non-residential uses designated in the Comprehensive Plan which cause significant noise, light, glare, odor, vibration, dust, hazardous conditions or industrial traffic, shall provide buffering such as landscaping, walls and setbacks, when located adjacent to or across the street from incompatible uses such as residential uses.	Complies
6.	Policy FLU-1.7.1. Encourage effective and proper high quality development of the Central Business District, the Industrial District and the University of Miami employment centers which offer potential for local employment in proximity to protected residential neighborhoods.	Complies
7.	Policy FLU-1.7.2. The City shall continue to enforce the Mediterranean architectural provisions for providing incentives for infill and redevelopment that address, at a minimum, the impact on the following issues: <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

Ref. No.	CP Goal, Objective and Policy	Staff Review
9 .	Objective FLU-1.11. Maintain a pattern of overall low density residential use with limited medium and high density residential uses in appropriate areas to preserve the low intensity and high quality character of the residential neighborhoods.	Complies
10.	Policy FLU-1.11.1. Maintain and enforce effective development and maintenance regulations through site plan review, code enforcement, and design review boards and committees.	Complies
11.	Goal DES-1. Maintain the City as a livable city, attractive in its setting and dynamic in its urban character.	Complies
12.	Objective DES-1.1. Preserve and promote high quality, creative design and site planning that is compatible with the City’s architectural heritage, surrounding development, public spaces and open spaces.	Complies
14.	Policy DES-1.1.5. Promote the development of property that achieves unified civic design and proper relationship between the uses of land both within zoning districts and surrounding districts, by regulating, limiting and determining the location, height, density, bulk and massing, access to light and air, area of yards, open space, vegetation and use of buildings, signs and other structures.	Complies
15.	Policy DES-1.1.6. Maintain the character of the residential and nonresidential districts, and their peculiar suitability for particular uses.	Complies
16.	Policy DES-1.2.1. Continue the award of development bonuses and/or other incentives to promote Coral Gables Mediterranean design character providing for but not limited to the following: creative use of architecture to promote public realm improvements and pedestrian amenities; provide a visual linkage between contemporary architecture and the existing and new architectural fabric; encourage landmark opportunities; and creation of public open spaces.	Complies
17.	Policy DES-1.2.2. Require that private development and public projects are designed consistent with the City’s unique and historical Mediterranean appearance in balance with contemporary architecture.	Complies
18.	Objective DES-1.3. Encourage high quality signage that is attractive, appropriately located and scaled, and balances visibility with aesthetic needs.	Complies
19.	Objective HOU-1.5. Support the infill of housing in association with mixed use development.	Complies
20.	Policy HOU-1.5.2. Encourage residential mixed use as a means of increasing housing supply within the Downtown/Central Business District/Mixed Use Development Overlay Area, thereby promoting increase in commercial and retail activity, increased use of transit, reduction of auto dependency, in association with minimizing visual and physical impacts of nearby lower density areas.	Complies
21.	Objective MOB-1.1. Provide solutions to mitigate and reduce the impacts of vehicular traffic on the environment, and residential streets in particular with emphasis on alternatives to the automobile including walking, bicycling, public transit and vehicle pooling.	Complies
22.	Policy MOB-1.1.1. Promote mixed use development to provide housing and commercial services near employment centers, thereby reducing the need to drive.	Complies
23.	Policy MOB-1.1.2. Encourage land use decisions that encourage infill, redevelopment	Complies

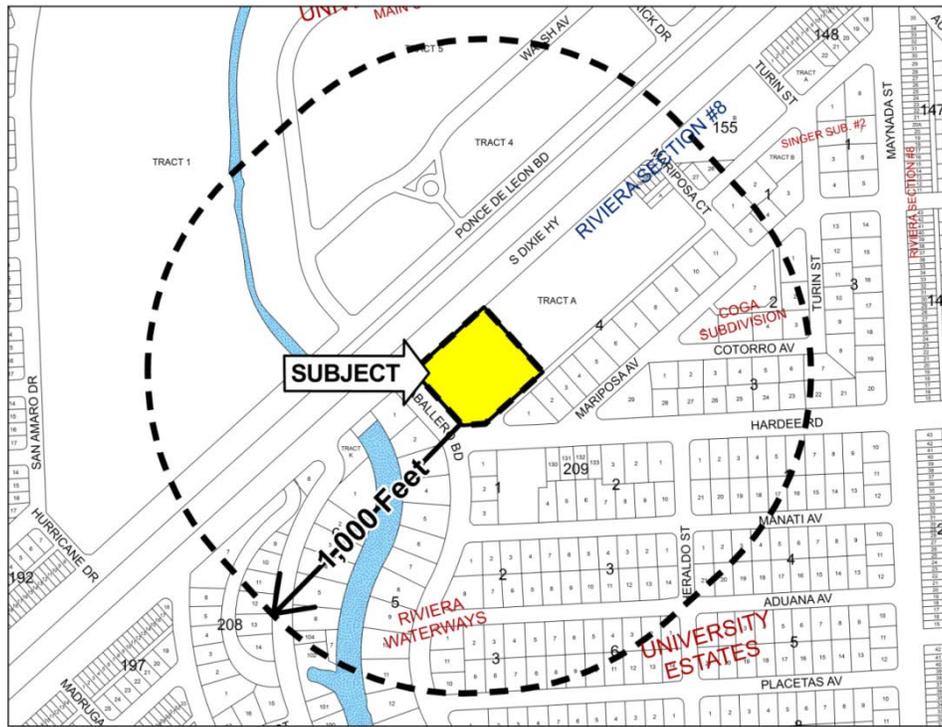
Ref. No.	CP Goal, Objective and Policy	Staff Review
	and reuse of vacant or underutilized parcels that support walking, bicycling and public transit use.	
24.	Policy MOB-1.1.3. Locate higher density development along transit corridors and near multimodal stations.	Complies
25.	Policy MOB-1.1.5. Improve amenities within public spaces, streets, alleys and parks to include the following improvements: seating; art; architectural elements (at street level); lighting; bicycle parking; street trees; improved pedestrian crossing with bulb-outs, small curb radii, on-street parking along sidewalks, pedestrian paths and bicycle paths to encourage walking and cycling with the intent of enhancing the feeling of safety.	Complies
26.	Policy MOB-1.1.8. Protect residential areas from parking impacts of nearby nonresidential uses and businesses and discourage parking facilities that intrude, impact and increase traffic into adjacent residential areas.	Complies
27.	Policy MOB-2.7.1. The City shall, via the review of development projects and city transportation improvement projects, conserve and protect the character and livability of all residential neighborhoods by preventing the intrusion of through vehicles on local and collector streets. The City shall discourage through traffic in neighborhoods and may incorporate traffic management and calming measures including, but not limited to, signage, landscape design, traffic calming devices and roadway design.	Complies
28.	Policy MOB-2.8.1. The City shall continue implementation and further strengthen the City’s existing land development regulations requiring the placement of landscaping within rights-of-way to complete the following: <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)/activities. •Improve the visual attractiveness of the urban and residential areas. 	Complies

Staff Comments: Staff has determined the Application is generally consistent with the CP’s Goals, Objectives and Policies identified herein. Conditions of approval are included that will mitigate potential negative effects of the Application.

Public Notification and Comments

The Applicant completed the mandatory neighborhood meeting on 11.18.14 and 12.16.14 with notification to all property owners within 1,000 feet of the property boundary (see below map). City Staff sent a courtesy notice to all property owners within 1,000 feet of the property boundary that identifies the application filed, proposed public hearing dates/times, opportunity to submit comments and location where the application file can be reviewed. A total of 427 notices were mailed each time. Public comments received are included as Attachment A, any additional submitted comments shall be provided to the Board at the public hearing. A copy of the legal advertisement and courtesy notice were provided as attachments with the July 29, 2015 Staff Report.

Courtesy Notification Radius Map



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

Public Notice

Type	Date
Applicant neighborhood meetings	11.18.15 & 12.16.15
Courtesy notification - 1,000 feet of the property	07.17.15
Posting of property	07.17.15
Legal advertisement	07.17.15
Posted agenda on City web page/City Hall	07.21.15
Posted Staff report on City web page	07.24.15

Staff Recommendation and Conditions of Approval

1. Zoning Code Text Amendment

The Planning and Zoning Division, based upon the complete Findings of Fact contained within this Report, recommends **approval** of the following:

1. *An Ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code, by amending Appendix A, "Site Specific Zoning Regulations," Section A-83, "Riviera Section Part 8," by removing provisions restricting FAR, height and setbacks for the property legally described as Tract A, Riviera Section Part 8; including required conditions; providing for a repealer provision, providing for a severability clause, codification, and providing for an effective date. (Legal description on file at the City)*

2. Future Land Use Map Amendment

The Planning and Zoning Division, based upon the complete Findings of Fact contained within this Report, recommends **approval with conditions** of the following:

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 Low-Rise Intensity” to “Commercial High-Rise Intensity” for the property legally described as a Portion of Tract A, Riviera Section Part 8 (1350 South Dixie Highway), Coral Gables, Florida; including required conditions; providing for a repealer provision, providing for a severability clause, and providing for an effective date. (Legal description on file at the City) (LPA review)*

Conditions of Approval

Staff is recommending the following Zoning Code text amendment to Appendix A - Site Specific Regulations as a condition of approval (proposed changes provided in ~~strike~~/underline format):

SITE SPECIFIC ZONING REGULATIONS

Section A-83 - Riviera Section Part 8.

B. Height of buildings.

2. No building shall be constructed or erected on the southwesterly three-hundred and sixty (360) feet of Tract A to exceed one-hundred and forty-two (142) feet and six (6) inches.

Additionally, Staff is recommending a reverter clause be included requiring that should the project fail to secure a building permit within 18 months of City Commission approval then the property's land use designation shall revert back to “Commercial Low-Rise Intensity.”

Summary of the Basis for Recommendation

Staff's analysis of the proposed Zoning Code Text Amendment is based on compliance with the Comprehensive Plan (CP) Goals, Objectives and Policies, Zoning Code and other applicable Codes as enumerated in the complete Findings of Fact presented within this Staff Report. The existing site specific zoning regulations encourage an auto-oriented pattern of development that is no longer considered to be appropriate in close proximity to a transit station and a major employment center. A more mixed-use, pedestrian-oriented development pattern will be appropriate in this location.

Nevertheless, the requested land use designation could allow a project with greater height than presently requested. Although the requested “Commercial High-Rise” land use allows many design options that enhance the urban design features of the proposed project, staff recommends conditions of approval that the Zoning Code be amended to include a site specific regulation limiting the maximum

height not to exceed 142'-6" and that the land use should revert back to "Commercial Low-Rise", should the project fail to secure a building permit with 18 months of commission approval.

3. Planned Area Development

The Planning and Zoning Division, based upon the complete Findings of Fact contained within this Report, recommends **approval with conditions** of the following:

- 3. An Ordinance of the City Commission of Coral Gables, Florida requesting review of a Planned Area Development (PAD) pursuant to Zoning Code Article 3, "Development Review," Division 5, "Planned Area Development (PAD)," for the proposed project referred to as "Paseo de la Riviera" on the property legally described as a Portion of Tract A, Riviera Section Part 8 (1350 South Dixie Highway), Coral Gables, Florida; including required conditions; providing for a repealer provision, providing for a severability clause, and providing for an effective date. (Legal description on file at the City)*

4. Mixed-Use Site Plan

The Planning and Zoning Division, based upon the complete Findings of Fact contained within this Report, recommends **approval with conditions** of the following:

- 4. A Resolution of the City Commission of Coral Gables, Florida requesting 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 the "Paseo de la Riviera" on the property legally described as a Portion of Tract A, Riviera Section Part 8 (1350 South Dixie Highway), Coral Gables, Florida; including required conditions; providing for a repealer provision, providing for a severability clause, and providing for an effective date. (Legal description on file at the City)*

Summary of the Basis for Recommendation

Staff's analysis of the Application is based on compliance with the Comprehensive Plan (CP) Goals, Objectives and Policies, Zoning Code and other applicable Codes as enumerated in the complete Findings of Fact presented within this Staff Report. Staff's recommendation is based on the proposed conditions of approval including a Zoning Code site specific regulation limiting the maximum height on the property not to exceed 142'-6" and including language that the proposed change of land use would revert back to the current land use should the project fail to secure a building permit within 18 months of commission approval. Additionally, the height of the project should be revised to comply with the provisions of the Zoning Code related to proximity to residential areas.

Conditions of Approval

If the Planning and Zoning Board determines based upon the information submitted by the Applicant and the facts of the application, testimony, public comment, and evidence received that the Application satisfies the criteria, and desires to recommend **approval** of the proposed Planned Area Development

and Mixed-Use Site Plan, then Planning and Zoning Division Staff recommends the application be recommended for approval by the Board subject to the following conditions of approval:

1. Application/supporting documentation. Construction of the proposed project shall be in substantial conformance with the following, with revisions as needed for compliance with outstanding code requirements state in the Staff report, to be submitted prior to consideration by City Commission:
 - a. Applicant's Submittal Package dated 07.29.15 prepared by Jorge L. Hernandez Architect.
 - b. Traffic Impact Analysis, dated April 2015 and updated July 2015 prepared by David Plummer & Associates.
 - c. Initial Application submittal as amended via the City review process and all representations proffered by the Applicant's representatives as a part of the review of the Application at public hearings.
2. Site Specific Amendment. Zoning Code Appendix A, "Site Specific Zoning Regulations," Section A-83, "Riviera Section Part 8," shall be amended to provide for a maximum height limitation on the property not to exceed one-hundred and forty-two (142) feet and six (6) inches.
3. Reverter clause. Should the project fail to secure a building permit within eighteen (18) months of City Commission approval then the property's land use designation shall revert back to "Commercial Low-Rise Intensity."
4. Restrictive covenant. Within 30 days of approval, the property owner, its successors or assigns shall submit a draft restrictive covenant for City Attorney review/approval outlining all conditions of approval as approved by the City Commission. Failure to submit the covenant within the specified time frame shall render the approval void unless said time frame for submittal of the covenant is extended by the City Attorney after good cause as to why the time frame should be extended. It is recognized that the requirements contained in the restrictive covenant constitute regulatory conditions of approval and shall survive as regulatory conditions of approval even if the restrictive covenant is later found to be void or unenforceable.
5. Prior to the issuance of a City Building Permit for the project, the Applicant, property owner(s), its successors or assigns, shall satisfy the following conditions:
 - a. All outstanding Traffic Study issues as identified by the Public Works Department and City's traffic consultant shall be satisfactorily resolved, subject to review and approval by the Director of Public Works.
 - b. Commission approval required for a special treatment sidewalk, decorative pavers, landscaping, irrigation, street lighting, landscaping lighting and any other encroachments into, onto, under and over the right of way. The above encroachments must be approved by City resolution and a Hold Harmless agreement must be executed.
 - c. Submit plans providing landscaping, public realm and streetscape improvements in accordance with the City of Coral Gables streetscape master plan, subject to review and approval by the Directors of Public Works, Public Service and Planning and Zoning.
 - d. Construction information/contact. Provide written notice to all properties within five hundred (500) feet of the project, providing a specific liaison/contact person for the project including the contact name, contact telephone number and email, to allow communication between adjacent neighbors or interested parties of construction activities, project status, potential concerns, etc.
 - e. Proffer that parking shall not be leased to off-site uses.
6. Written notice. Provide a minimum of seventy-two (72) hour written notice to all properties within five hundred (500) feet of the project boundaries of any proposed partial street/alley closures as a

- result of the project's construction activity. Complete street/alley closure shall be prohibited.
7. Prior to the issuance of a Certificate of Occupancy (CO) for the project, the Applicant, property owner, its successors or assigns shall complete the following:
- a. Comply with all City requirements for Art in Public Places, which will include having the proposed artist and concept for the redesign of the existing plaza as a civic space with public art to be reviewed by the Arts Advisory Panel and Cultural Development Board, and Board of Architects approval before being submitted to the City Commission. The Applicant's compliance with all requirements of the Art in Public Places program shall be coordinated by the Historical Resources and Cultural Arts Director.
 - b. Right-of-way and public realm improvements. Installation of all right-of-way improvements and all landscaping, public realm and streetscape improvements identified on the Applicant's approved plans, subject to review and approval by the Directors of Public Works, Public Service and Planning and Zoning. Any changes to and departures from the right-of-way and public realm improvements identified on the Applicant's approved plans and associated detail plans and specifications via the permitting process shall be subject to review and approval by Directors of Public Works, Landscape Services, Planning and Parking.
 - c. Update traffic study one (1) year after certificate of occupancy is issued. If any recommendations for mitigation are proposed, they shall be reviewed and approved by the Director of Public Works.
 - d. Garage must physically restrict non-valet automobiles from exiting the garage and making a right turn on to the private lane to Madruga Avenue.
 - e. Undergrounding of overhead utilities. In accordance with Zoning Code Article 4 "Zoning Districts", more specifically, Section 4-201, "Mixed use District (MXD)," and Article 4, "Zoning Districts," Table 1, sub-section L, "Utilities", the Applicant shall submit all necessary plans and documents, and shall complete the undergrounding of all overhead utilities along all public rights-of-way surrounding and abutting the project boundary, subject to review and approval by the Directors of Public Works, Public Service and Planning and Zoning.

Attachments

Attachments provided with Staff's Report and Recommendation dated July 29, 2015:

- A. Applicant's Submittal Package.
- B. Shared Parking memo from Applicant dated July 24, 2015.
- C. City of Coral Gables Comment Letter June 30, 2015 and Applicant Response July 24, 2015.
- D. 07.17.15 Legal notice published.
- E. 07.17.15 Courtesy notice mailed to all property owners within 1,000 feet of the project boundary.
- F. Peer Review Minutes May 19, 2015.
- G. Public Comment Letters.

The Applicant's Submittal Package provided in 11" x 17" format is not included as an attachment to this Staff Report. That prior submittal is still valid and will be utilized in the discussion of the application.

New attachments included as a part of this Staff Report and Recommendation:

- A. Updated Public Comment Letters.
- B. Staff's PowerPoint Presentation.
- C. Supplemental Explanatory Diagrams provided by Applicant.
- D. Preliminary Draft of Executive Summary of Visioning Workshop by City consultant Chuck Bohl.

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 and Zoning Division, 427 Biltmore Way, Suite 201, Coral Gables, Florida, 33134.

Respectfully submitted,



Ramon Trias

Director of Planning and Zoning
City of Coral Gables, Florida