



**City of Coral Gables  
Planning and Zoning Staff Recommendation**

<b>Applicant:</b>	<b>USRE Holdings, LLC</b>
<b>Application:</b>	<b>Conditional Use Review of a Planned Area Development (PAD) and Mixed Use (MXD) Site Plan Review</b>
<b>Property:</b>	<b>Columbus Center (1 Alhambra Plaza and 100 Alhambra Circle)</b>
<b>Public Hearing - Dates/Time/ Location:</b>	<b>Planning and Zoning Board June 11, 2014, 6:00 – 9:00 p.m., City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida, 33134</b>

**Application Request.**

Review of a Planned Area Development (PAD) and mixed use site plan review for the project referred to as the “Columbus Center”, as follows:

- 1. 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 construction of the second phase of the existing commercial project referred to as the “Columbus Center” on the property legally described as Lots 3-40 and portions of alleyway, Block 22, Section L (100 Alhambra Circle and 1 Alhambra Plaza), Coral Gables, Florida; including required conditions; providing for severability, repealer, codification and an effective date. (Legal description on file at the City)*
- 2. 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 construction of the second phase of the existing commercial project referred to as the “Columbus Center” on the property legally described as Lots 3-40 and portions of alleyway, Block 22, Section L (100 Alhambra Circle and 1 Alhambra Plaza), Coral Gables, Florida; including required conditions; providing for an effective date. (Legal description on file at the City)*

PADs and mixed use site plans require review by the Planning and Zoning Board and City Commission. City Commission Review of a PAD requires 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.

USRE Holdings, LLC (hereinafter referred to as “Applicant”), has submitted an application (hereinafter referred to as the “Application”) for review of a Planned Area Development (PAD) and mixed use site plan review for consideration at public hearings pursuant to and in accordance with the City of Coral Gables Zoning Code Planned Area Development (PAD) and Mixed Use District (MXD) provisions, and the Comprehensive Plan (CP) Mixed Use District (MXD) provisions. The Application package submitted by the Applicant is provided as Attachment A.

This property is located within the City’s Central Business District (CBD), on the northwest corner of the intersection of Alhambra Plaza and Douglas Road. Minorca Avenue is the northern boundary of the CBD and borders the project site on the north. The existing Columbus Center development, which was constructed in 1990, is a 14 story commercial office building located at 1 Alhambra. The existing Columbus Center building is referred to as “Phase 1” of the PAD and within this Staff report. The existing Columbus Center building was approved “as-of-right” and did not require review at public hearings. However, prior to the approval of the project, the vacation of a portion of the public alleyway that bisected the block and the project site was necessary, and a substitute alleyway easement required as a condition of the approval of the vacation. That substitute alleyway easement was provided and currently exists along the northwest boundary of the property.

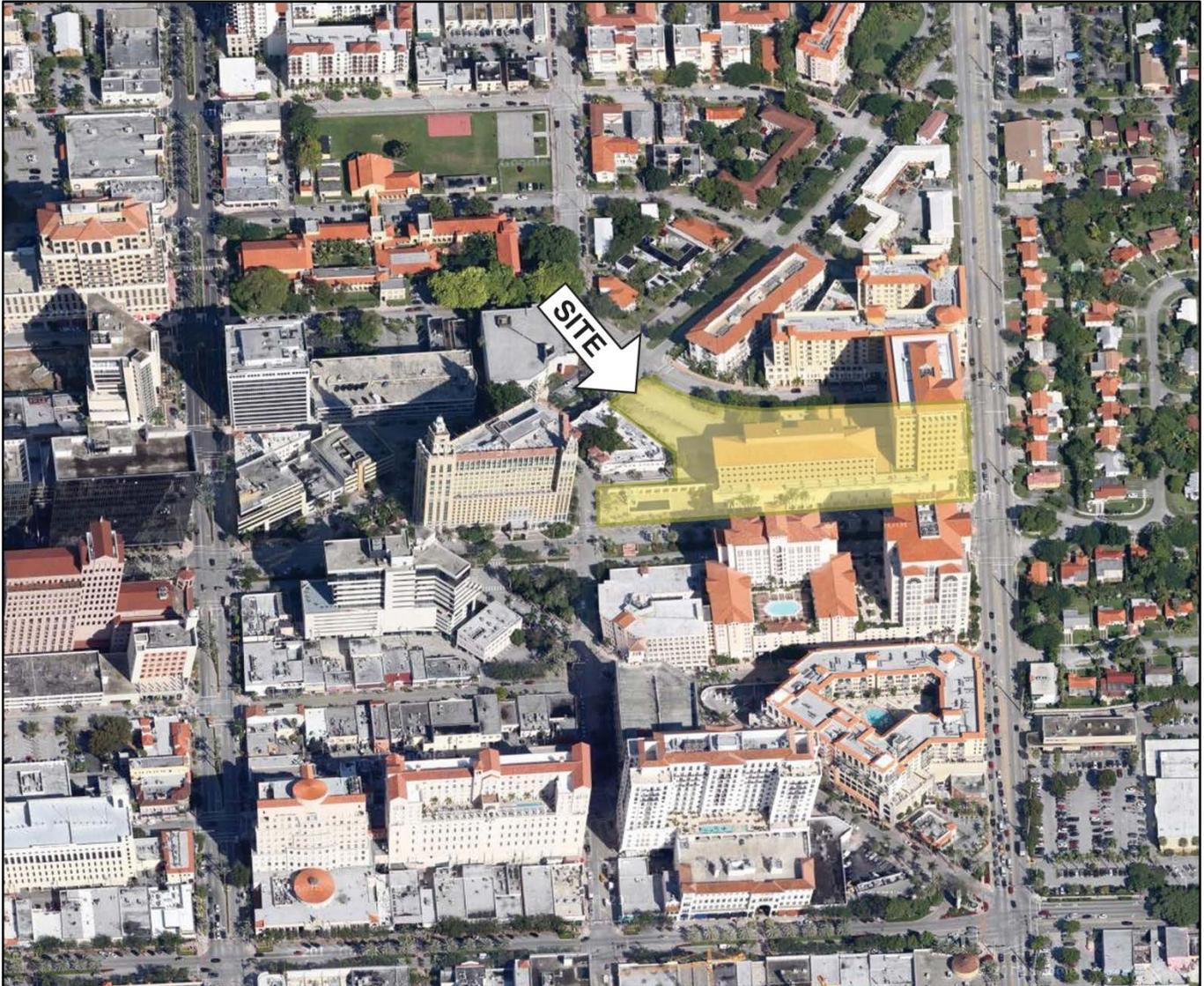
The Applicant has acquired the existing adjacent vacant parcel of land that is approximately 0.7 acres in size and located on the north side of the remaining public alleyway between the substitute alleyway easement and the historically designated La Palma Hotel to the west. The Applicant proposes to construct Columbus Center “Phase 2” on the existing vacant parcel. Phase 2 will encroach over the substitute alleyway easement provided as part of the existing Columbus Center development. Columbus Center Phase 2 will be a physically separate building from Columbus Center Phase 1, and will consist of an 18 story structure containing primarily multi-family residential units. Phase 2 will include 200 multi-family residential units, 3,400 sq. ft. of retail space, 2,060 sq. ft. of office space and 387 parking spaces. Phase 1, being the existing Columbus Center building, will remain essentially unchanged as a result of this proposal.

The Applicant requests that both Phase 1 and 2 (existing and proposed project) be reviewed as a single development, and has submitted Application for review of a Planned Area Development (PAD) and mixed use site plan review in order to allow the project to proceed as proposed. The Applicant has also indicated that a reduction in the required minimum nineteen (19) foot height of the substitute alleyway and minor reconfiguration are required to accommodate the proposed Columbus Phase 2 project, but that the location of the existing easement would remain the same.

The MXD site plan review is necessary for the existing commercial office building and the proposed primarily multi-family residential building to be reviewed as a mixed use project in their totality. The residential component would otherwise not be permitted. The proposed PAD is required to allow for: 1) the encroachment of Phase 2 onto the existing Columbus Center site; 2) two buildings on a single building/project site; 3) transfer of unused FAR (building square footage) from Columbus Center Phase 1

(existing building) to Columbus Center Phase 2 (proposed building); and, 4) provide relief from setback requirements that would otherwise be required. The Applicant is proposing to transfer approximately 148,000 sq. ft. from Phase 1 to Phase 2. The review of Phase 1 and Phase 2 as a single proposed project also allows for flexibility for shared open space and amenities between both phases of the project.

**Aerial with 45 degree Building Perspective (from Google Maps)**

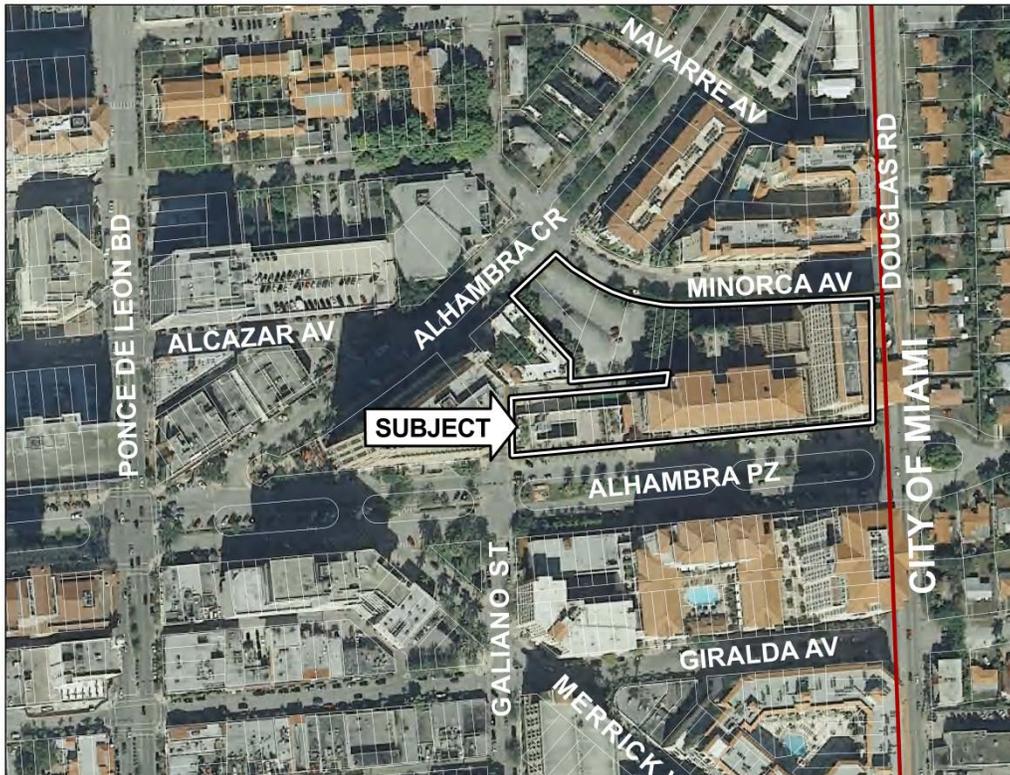


The property is bounded by Minorca Avenue (north), Alhambra Plaza (south), Douglas Road (east) and Alhambra Circle (west), as shown on the following location map and aerial photo:

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:

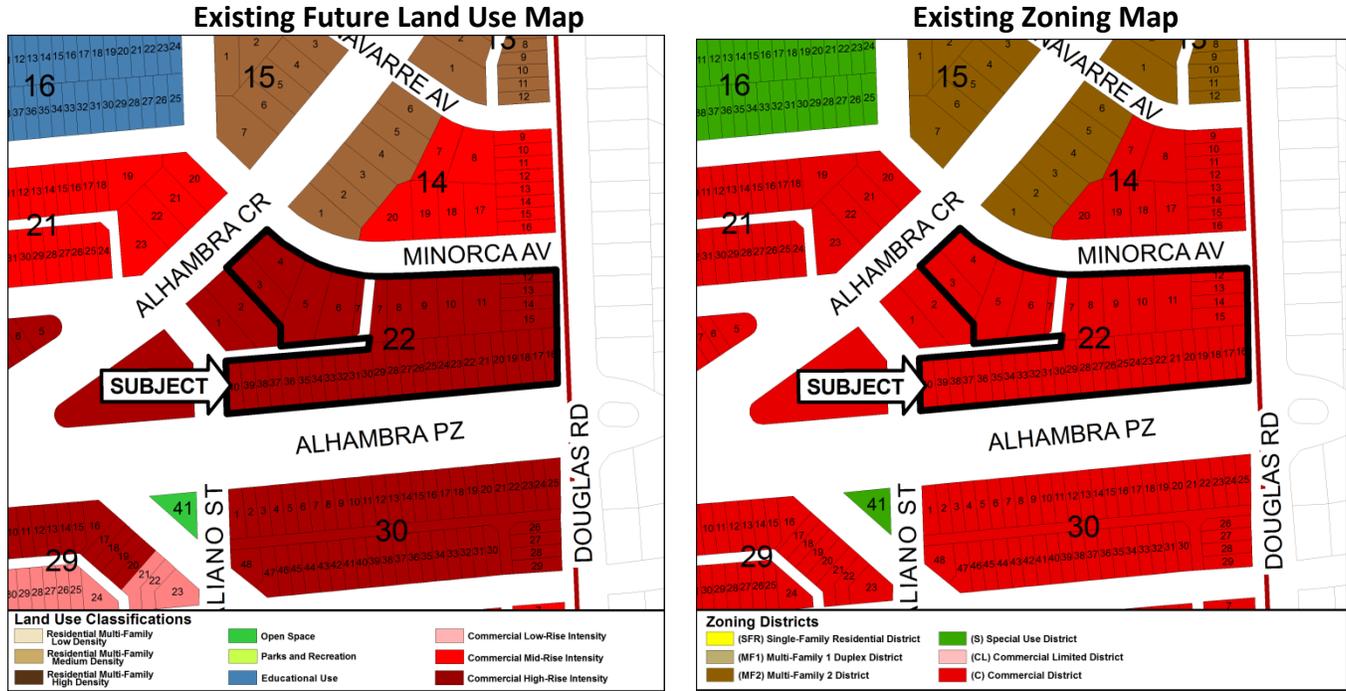
**Existing Property Designations**

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

**Surrounding Land Uses**

Location	Existing Land Uses	CP Designations	Zoning Designations
North	Mid-rise mixed use building and 4 story multi-family building	“Commercial Mid-Rise Intensity” and “Residential Multi-Family Medium Density”	Commercial (C) and Multi-Family 2 (MF2)
South	Hyatt Regency Hotel (mid and high-rise)	“Commercial High-Rise Intensity”	Commercial (C)
East	City of Miami	City of Miami	City of Miami
West	Historic La Palma Hotel and high-rise 121 Alhambra Tower	“Commercial Mid-Rise Intensity” and “Commercial Mid-Rise Intensity”	Commercial (C)

There are no changes proposed to the property’s existing land use or zoning designations, as illustrated in the following maps:



**City Review Timeline**

The proposal has undergone the following City reviews:

Type of Review	Date	Result of Review
Development Review Committee	08.30.13	Comments provided to Applicant
Board of Architects	05.08.14	Preliminary approval and approval of Mediterranean architectural bonuses
Planning and Zoning Board	06.11.14	TBD
City Commission (1 <sup>st</sup> reading – receipt of TDRs)	07.22.14	TBD
City Commission (2 <sup>nd</sup> reading – MXD site plan and receipt of TDRs)	TBD	TBD

**Proposed Mixed Use Project.**

**Legislative History**

The commercial office project referred to as the “Columbus Center” (1 Alhambra Plaza) was approved in 1990. The project was approved “as-of-right” and did not require review at public hearings. However, prior to the approval of the project, the vacation of a portion of the public alleyway that bisected the block was required. The approval was conditioned on the provision of a substitute easement to serve as

an alleyway and provide for circulation and public access, and including conditions of approval that were required to be satisfied before the vacation became effective. The following ordinance vacating the public alleyway was approved (a copy of the ordinance is provided as Attachment B):

1. Ordinance No. 2854 (adopted 06.27.1989) – Approved vacation conditioned on the provision of a substitute alleyway easement and conditions of approval.

### **Applicant’s Proposal – PAD and Mixed Use Project**

The Application package submitted by the Applicant includes the following (see Attachment A):

- 1) Statement of Use/Letter of Intent;
- 2) Planning Division Application;
- 3) Photographs of Property;
- 4) Plat and Survey of Property;
- 5) Aerial Photographs;
- 6) 3-D Perspective Views;
- 7) Architectural Drawings  
(including City’s Preliminary Zoning Analysis and Applicant’s responses);
- 8) Background Information;
- 9) Concurrency Information;
- 10) Traffic Study.

#### *Mediterranean Architectural Style*

The proposed project received preliminary approval and approval of Mediterranean architectural bonuses from the Board of Architects on 05.08.14.

A Preliminary Zoning Analysis (PZA) was prepared by Planning and Zoning Division Staff and that PZA and the Applicant’s responses are included in the Application package provided as Attachment A. 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.

#### *Site plan information:*

<b>Type</b>	<b>Permitted</b>	<b>Existing (Phase 1)</b>	<b>Proposed (Phase 2)</b>	<b>Total Project</b>
Total site area	145,225 sq. ft. (3.3 acres)	112,945 sq. ft. (2.6 acres)	32,280 sq. ft. (0.7 acres)	145,225 sq. ft. (3.3 acres)
3.5 FAR x total site area (with Mediterranean bonuses)	---	395,307 sq. ft.	112,980 sq. ft.	508,287sq. ft.
Total square footage of proposed project	---	247,392 sq. ft. (2.2 FAR)	232,968 sq. ft. (7.2 FAR)	480,360sq. ft. (3.3 FAR)
Retail square footage	---	0 sq. ft.	3,400 sq. ft.	3,400 sq. ft.

Type	Permitted	Existing (Phase 1)	Proposed (Phase 2)	Total Project
Office square footage	---	247,392 sq. ft.	2,060 sq. ft.	249,452 sq. ft.
Residential units	No limitation on units per acre within CBD	N/A	200 units (268 units per acre)	200 units (61 units per acre)
Building height (with Mediterranean bonuses)	Up to 190'-6"	161'-10"	190'-0"	190'-0"
Number of floors	No limitation up to 150'-0", max. 3 floors above 150'-0"	Existing	Complies	Complies
Residential unit mix:				
Studio				12 units
One bedroom				54 units
Two bedroom				118 units
Three bedroom				36 units

Setbacks (Phase 2):

Type	Required*	Proposed (Phase 2)
Front (Alhambra Circle)	0 ft.	Complies
Interior Street (Minorca Avenue)	0 ft.	Complies
Interior side	0 ft.	Complies
Rear (abutting public alleyway)	0 ft.	Complies

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

Landscaping (Phase 1):

Location	Required	Total Project
Landscape open space (on-site) – minimum 20% of property area required for a PAD	7,771 sq. ft.	9,250 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

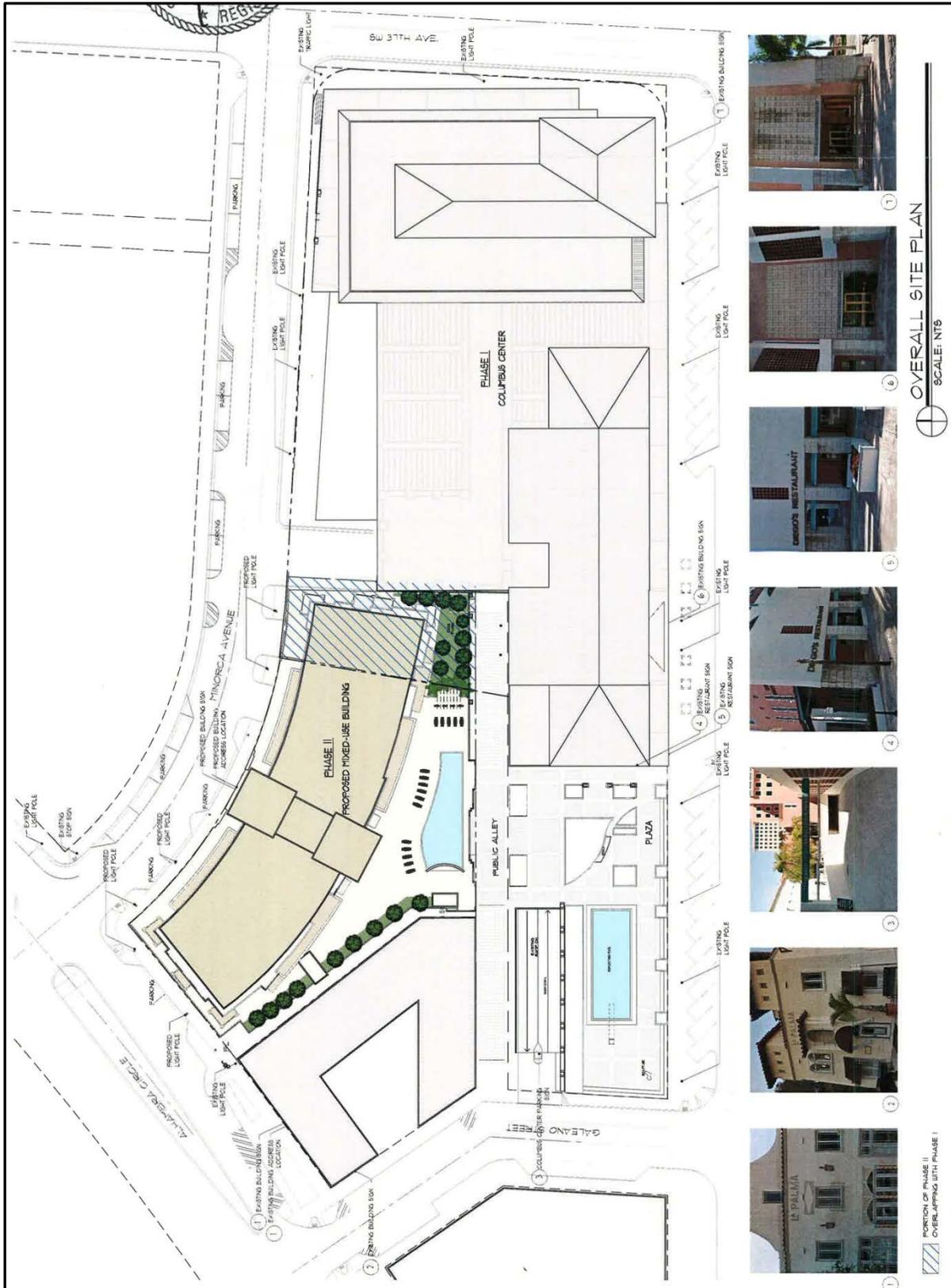
*Parking:*

<b>On-site Parking</b>				
<b>Uses</b>	<b>Required</b>	<b>Existing (Phase 1)</b>	<b>Proposed (Phase 2)</b>	<b>Total Project</b>
Retail	14 spaces	0 spaces	14 spaces	14 spaces
Offices	836 spaces	859 spaces	7 spaces	866 spaces
Residential units	366 spaces	0 spaces	366 spaces	366 spaces
Total off-street parking spaces	1,216 spaces	859 spaces	387 spaces	1,246 spaces
Additional off-street parking provided	---	---	---	30 spaces

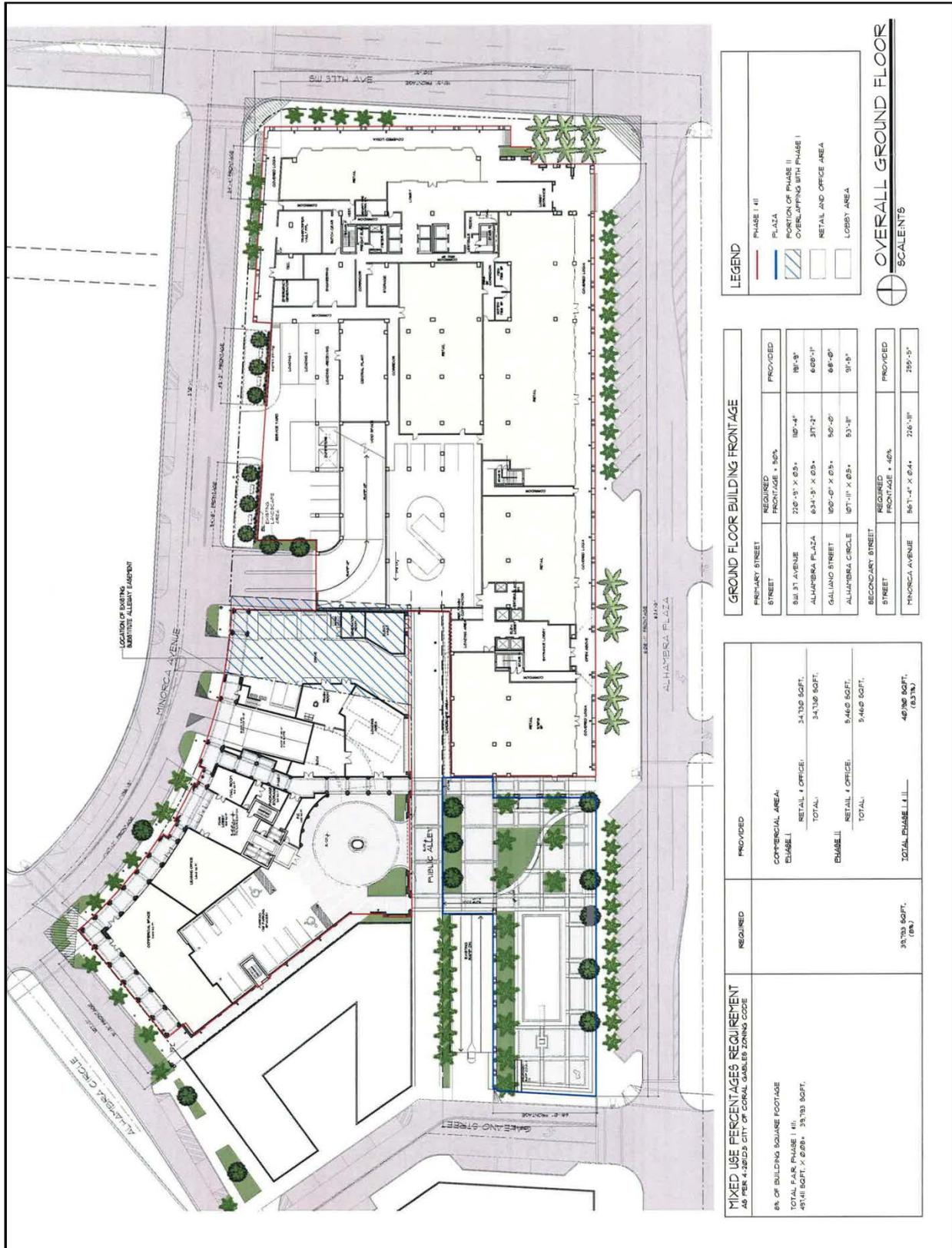
There is no net loss of any on-street parking resulting from this project according to the site plan submitted. However, if any loss of on-street parking that occurs due to the construction of this project that has not been anticipated, the Applicant, property owner(s), its successors or assigns, shall be required to reimburse those costs in accordance with City requirements.

The Applicant’s proposed site plans, ground floor plan, public realm/landscape plan, and building elevations are provided on the following pages:

### Overall Site Plan



Overall Ground Floor Plan



**LEGEND**

- PHASE I/II
- PLAZA
- PORTION OF PHASE II OVERLAPPING WITH PHASE I
- RETAIL AND OFFICE AREA
- LOBBY AREA

**OVERALL GROUND FLOOR**  
SCALE: 1/8" = 1'-0"

**GROUND FLOOR BUILDING FRONTAGE**

STREET	REQUIRED FRONTAGE - 50%	PROVIDED
5th ST AVENUE	200'-0" X 0.5'	180'-0"
ALHAMBRA PLAZA	634'-3" X 0.5'	377'-2"
GALIANO STREET	607'-0" X 0.5'	68'-0"
ALHAMBRA CIRCLE	107'-11" X 0.5'	93'-0"
<b>SECONDARY STREET</b>	<b>REQUIRED FRONTAGE - 40%</b>	<b>PROVIDED</b>
MINOCA AVENUE	867'-4" X 0.4'	226'-11"
		255'-5"

**MIXED USE PERCENTAGES REQUIREMENT**  
AS PER 4-202(3) CITY OF CORAL GABLES ZONING CODE

REQUIREMENT	REQUIRED	PROVIDED
8% OF BUILDING SQUARE FOOTAGE		
TOTAL FAR PHASE I/II	45141 SQFT. X 0.08 = 3611.3 SQFT.	34130 SQFT.
TOTAL FAR PHASE II	45141 SQFT. X 0.08 = 3611.3 SQFT.	34130 SQFT.
<b>TOTAL PHASE I/II</b>	<b>3611.3 SQFT. (8%)</b>	<b>40130 SQFT. (8.9%)</b>



North Elevation



South Elevation



## 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.

### Findings of Fact- 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 Applicant's plans comply with the purpose and applicability for a PAD set out in Zoning Code Section 3-501 as specified in the evaluation presented in Staff's report and the following findings of fact. The requirements and performance standards set out in the Zoning Code for a PAD have been evaluated and are provided in the Zoning Analysis prepared by the Planning Division (see Attachment C). That analysis and compliance with the purpose and applicability for a PAD indicate that the proposal satisfies the Code's requirements for a PAD project.

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 Applicant's plans comply with the purpose and applicability for a PAD set out in Zoning Code Section 3-501 as specified in the evaluation presented in Staff's report and the following findings of fact. The requirements and performance standards set out in Zoning Code for a PAD have been evaluated and are provided in the Preliminary Zoning Analysis prepared by the Planning and Zoning Division (see Attachment C). That analysis and compliance with the purpose and applicability for a PAD indicate that the proposal satisfies the Code's requirements for a PAD project.

- 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:* Mixed use site plan review is necessary for the existing commercial office building and the proposed primarily multi-family residential building to be reviewed as a mixed use project in their totality. The residential component would otherwise not be permitted. The proposed PAD is required to allow for the encroachment of Phase 2 onto the existing Columbus Center site, allow two buildings on a single building/project site, allow for the transfer of unused FAR (building square footage) from Columbus Center Phase 1 (existing building) to Columbus Center Phase 2 (proposed building) and to provide relief from setback requirements that would otherwise be required. The proposed mixed use project is similar and consistent with previous mixed use projects approved within the CBD and along the North Ponce corridor. Adding residential dwelling units into the area will provide additional economic support for the surrounding commercial and retail uses. This development is consistent with the underlying zoning and subdivision regulations and it will not adversely or unreasonably affect the use of other adjoining, adjacent and contiguous properties in the area.

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

*Staff comments:* A Zoning Analysis was prepared by Planning Division Staff to determine compliance with applicable provisions and requirements within the Zoning Code for a proposed PAD and mixed use (MXD) site plan. The analysis indicates that the proposed project meets the applicable provisions and requirements within the Zoning Code, and is included Attachment C.

- 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:* All vehicular parking for the project and service access is within the confines of the building, and is physically separated from pedestrian circulation around the perimeter of the project.

The project's ground floor pedestrian amenities enhance the redevelopment of the area. The project will be required to underground all overhead utilities. In addition, the proposal includes public realm improvements (i.e., under and over story landscaping, pedestrian benches, bicycle racks, waste receptacles, etc.) that will provide amenities for pedestrians.

- 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 planned redevelopment of this property as a mixed use project is compatible and complies with the intent of the Zoning Code mixed use and PAD requirements and performance standards. The proposed project height and massing is consistent with surrounding CBD properties, and potential future height of the mid-rise multi-family apartment properties located to the north of the project site. The proposal is consistent with the property's underlying "Commercial, High-Rise Intensity" land use and Commercial (C) zoning designations.

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

*Staff comments:* The redevelopment of this property as a mixed use project fulfills the objective of the City to attract mixed use developments to the CBD and the creation of a pedestrian oriented urban environment. The introduction of residential dwelling units will provide the economic support for the surrounding commercial and retail uses. The subject property is located within the CBD which allows and encourages the development of mixed use projects. The project is similar and complimentary to existing mixed use projects in the CBD. This is the second phase of an existing high-rise commercial development, and will provide a residential component which was not included in the first phase of the development.

- 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 property's existing "Commercial High-Rise Intensity" land use designation is the appropriate designation for the proposed high-rise mixed use project. As concluded in this report, this Application is "consistent" with the CP's Goals, Objectives and Policies with the recommended conditions of approval and site plan provisions incorporated by the Applicant which address the City's objectives for encouraging mixed use development in the Central Business District (CBD).

## **Findings of Fact- 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 compliance of the Applicant's plans with the MXD requirements and performance standards set out in the Zoning Code have been evaluated and is provided in the Zoning Analysis prepared by the Planning Division included with the Application package provided as Attachment C. That analysis and the Applicant's responses indicate that the proposal satisfies the Code's requirements for a mixed use project.

#### *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:* As concluded in this report, this Application is "consistent" with the CP's Goals, Objectives and Policies with the recommended conditions of approval and site plan provisions incorporated by the Applicant which address the City's objectives for encouraging mixed use development in the Central Business District (CBD).

- B. *“The available use to which the property may be put is appropriate to the property that is subject to the proposed conditional use and compatible with existing and planned uses in the area”.*

*Staff comments:* The subject property is located within the CBD which allows and encourages the development of mixed use projects. The project is similar and complimentary to existing mixed use projects in the CBD. This is the second phase of an existing high-rise commercial development, and will provide a residential component which was not included in the first phase of the development.

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

*Staff comments:* The redevelopment of this property as a mixed use project fulfills the objective of the City to attract mixed use developments to the CBD and the creation of a pedestrian oriented urban environment. The introduction of residential dwelling units will provide the economic support for the surrounding commercial and retail uses. The ground floor pedestrian amenities enhance the existing uses within the CBD. The project is required to underground all overhead utilities. In addition, the proposal includes public realm improvements (i.e., under and over story landscaping, pedestrian benches, bicycle racks, waste receptacle, etc.) that will provide amenities for pedestrians.

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

*Staff comments:* The proposed mixed use project is similar and consistent with previous mixed use projects approved within the CBD and along the North Ponce corridor. Adding residential dwelling units into the area will provide additional economic support for the surrounding commercial and retail uses. This development is consistent with the underlying CP designation and it will not adversely or unreasonably affect the use of other adjoining, adjacent and contiguous properties in the area.

- E. *“The proposed use is compatible with the nature, condition and development of adjacent uses, buildings and structures and will not adversely affect the adjacent uses, buildings or structures”.*

*Staff comments:* The planned redevelopment of this property as a mixed use project is compatible and complies with the intent of the Zoning Code Mixed Use design regulations and Comprehensive Plan Mixed Use District (MXD) provisions. The proposed project height and massing is consistent with surrounding CBD properties, and potential future height of the mid-rise multi-family apartment properties located to the north of the project site. The proposal is consistent with the property’s underlying “Commercial, High-Rise Intensity” land use and Commercial (C) zoning designations.

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

*Staff comments:* The subject property is larger than the minimum 20,000 square foot size required for an individual mixed use project (not located within a designated MXD Overlay District). The

Zoning Analysis prepared by the Planning Division indicating compliance with applicable Zoning Code PAD and mixed use provisions is provided as Attachment C. That analysis and the Applicant's responses indicate that the proposal satisfies the Code's requirements for a mixed use project.

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

*Staff comments:* The project site is surrounded by properties with either commercial or multi-family zoning designations, all of which allow for mid-rise development (70'-0" as-of-right, 97'-0" with Mediterranean bonuses) or high-rise development (150'-0" as-of-right, 190'-6" with Mediterranean bonuses). The height of the project is consistent with the property's underlying "Commercial, High-Rise Intensity" land use designation. The proposed project is consistent with the stated goals and objectives for mixed use redevelopment in the CBD. The redevelopment of this property as a mixed use project fulfills the objective of the City to attract mixed use developments to the CBD and the creation of a pedestrian oriented urban environment. The project's ground floor pedestrian amenities enhance the existing and future uses surrounding the property and within the CBD.

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

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

- I. *"The proposed conditional use satisfies the concurrency standards of Article 3, Division 13 and will not adversely burden public facilities, including the traffic-carrying capacities of streets, in an unreasonable or disproportionate manner"*.

*Staff comments:* The proposed project was reviewed for concurrency, and it was found that there is adequate infrastructure including water, sewer, open space, parks and recreation facilities available to support the project.

### *Traffic Study*

This property falls within the Gables Redevelopment Infill District (GRID). The City's GRID allows development within its boundaries to move forward regardless of a roadway's level of service (LOS). The City does, however, require all developments within the GRID that increase intensity/density to complete a Traffic Impact Analysis report and provide appropriate traffic mitigation to help offset the impacts.

The Public Works Department and their consultant reviewed the Applicant's proposed plans and Traffic Impact Analysis (TIA), dated September 2013 and revised May 2014, which was submitted with the

application. The Public Works Department provided the following comments, which have been included as recommended conditions of approval in this Staff report:

1. Prior to the issuance of the Building permit, 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 Public Works Director.
2. Evaluate the feasibility of having one paseo crossing the public alley (please consider the west side of the drop off access).
3. Ordinance No. 2854 must be amended to comply with the vertical clearance provided on the site plan.
4. 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.
5. Provide landscaping public realm and streetscape improvements in accordance with the City of Coral Gables streetscape master plan.

#### *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*

Pursuant to the Educational Element of the City's Comprehensive Plan, Article 3, Division 13 of the Zoning Code, and State of Florida growth management statute requirements, public school concurrency review is required prior to final Board of Architects review for all applications for development approval in order to identify and address the impacts of new residential development on the levels of service for public school facilities. For a residential development to secure a building permit, adequate school capacity must be available or scheduled to be under actual construction within three years of the final approval. If capacity is not available, the developer, school district and affected local government must work together to find a way to provide capacity before the development can proceed. A letter was received from the Miami-Dade County Public School Board dated 03.14.14 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 plans submitted with the Application package indicate the proposed location for public art intended to satisfy the City's Art in Public Places program. The proposed location is in the area of the existing urban plaza constructed as part of the existing Columbus center building. However, no proposed art work has been submitted or approved. 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.	<b>Goal FLU-1.</b> 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.	<b>Objective FLU-1.1.</b> 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.	<b>Objective FLU-1.2.</b> Efforts shall continue to be made to control blighting influences, and redevelopment shall continue to be encouraged in areas experiencing deterioration.	Complies
4.	<b>Policy FLU-1.3.3.</b> 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
5.	<b>Policy FLU-1.1.5.</b> Mixed-Use land use classifications (Land use descriptions provided herein are general descriptions, refer to underlying/assigned Zoning Classification for the list of permitted uses) as presented in Table FLU-4., entitled “Mixed-Use land use”.	Complies
6.	<b>Policy FLU-1.7.1.</b> 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.	<b>Policy FLU-1.7.2.</b> 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"> <li>• Surrounding land use compatibility.</li> </ul>	Complies

Ref. No.	CP Goal, Objective and Policy	Staff Review
	<ul style="list-style-type: none"> <li>• Historic resources.</li> <li>• Neighborhood Identity.</li> <li>• Public Facilities including roadways.</li> <li>• Intensity/Density of the use.</li> <li>• Access and parking.</li> <li>• Landscaping and buffering.</li> </ul>	
8 .	<p><b>Policy FLU-1.9.1.</b> Encourage balanced mixed use development in the central business district and adjoining commercial areas to promote pedestrian activity and provide for specific commitments to design excellence and long term economic and cultural vitality.</p>	Complies
9 .	<p><b>Objective FLU-1.11.</b> 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.</p>	Complies
10.	<p><b>Policy FLU-1.11.1.</b> Maintain and enforce effective development and maintenance regulations through site plan review, code enforcement, and design review boards and committees.</p>	Complies
11.	<p><b>Goal DES-1.</b> Maintain the City as a livable city, attractive in its setting and dynamic in its urban character.</p>	Complies
12.	<p><b>Objective DES-1.1.</b> 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.</p>	Complies
13.	<p><b>Policy DES-1.1.3.</b> Ensure that the design of buildings and spaces in historic areas of the City complements, is compatible with, does not attempt to imitate and does not undermine the City’s historic character.</p>	Complies
14.	<p><b>Policy DES-1.1.5.</b> 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.</p>	Complies
15.	<p><b>Policy DES-1.1.6.</b> Maintain the character of the residential and nonresidential districts, and their peculiar suitability for particular uses.</p>	Complies
16.	<p><b>Policy DES-1.2.1.</b> 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.</p>	Complies
17.	<p><b>Policy DES-1.2.2.</b> Require that private development and public projects are designed consistent with the City’s unique and historical Mediterranean appearance in balance with contemporary architecture.</p>	Complies
18.	<p><b>Objective DES-1.3.</b> Encourage high quality signage that is attractive, appropriately located and scaled, and balances visibility with aesthetic needs.</p>	Complies

Ref. No.	CP Goal, Objective and Policy	Staff Review
19.	<b>Objective HOU-1.5.</b> Support the infill of housing in association with mixed use development.	Complies
20.	<b>Policy HOU-1.5.2.</b> 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.	<b>Objective MOB-1.1.</b> 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.	<b>Policy MOB-1.1.1.</b> Promote mixed use development to provide housing and commercial services near employment centers, thereby reducing the need to drive.	Complies
23.	<b>Policy MOB-1.1.2.</b> Encourage land use decisions that encourage infill, redevelopment and reuse of vacant or underutilized parcels that support walking, bicycling and public transit use.	Complies
24.	<b>Policy MOB-1.1.3.</b> Locate higher density development along transit corridors and near multimodal stations.	Complies
25.	<b>Policy MOB-1.1.5.</b> 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.	<b>Policy MOB-1.1.8.</b> 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.	<b>Policy MOB-2.7.1.</b> 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.	<b>Policy MOB-2.8.1.</b> 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"> <li>•Promote expansion of the City's existing tree canopy.</li> <li>•Provide screening of potentially objectionable uses.</li> <li>•Serve as visual and sound buffers.</li> <li>•Provide a comfortable environment for pedestrian walking (walkability)/activities.</li> <li>•Improve the visual attractiveness of the urban and residential areas.</li> </ul>	Complies

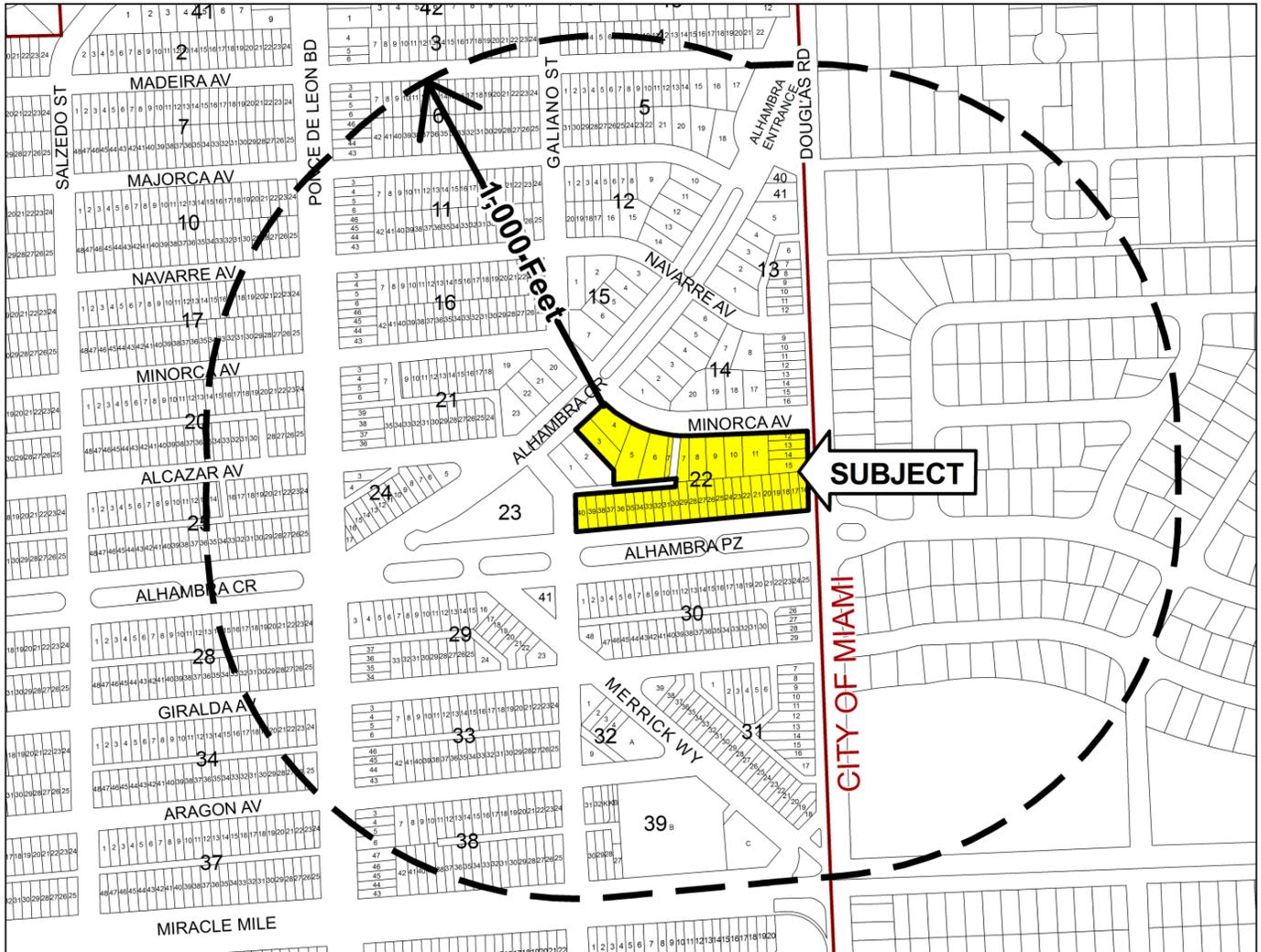
Ref. No.	CP Goal, Objective and Policy	Staff Review
29.	<b>Policy MOB-2.8.2.</b> The City in its development of the downtown and and/or central business district shall promote the installation of landscaping within the rights-of-way and private properties since the urban fabric will be transformed into a significant urban center as build-out continues pursuant to the established Comprehensive Plan.	Complies

*Staff Comments:* Staff has determined the Application is “consistent” with the CP’s Goals, Objectives and Policies identified herein. Compliance is achieved subject to the conditions of approval recommended by Staff and satisfaction of all applicable PAD and MXD Zoning Code and Comprehensive Plan requirements.

**Public Notification and Comments.**

The Applicant completed the mandatory neighborhood meeting on 05.28.14 with notification to all property owners within 1,000 feet of the property boundary. The Zoning Code requires courtesy notification be provided to all property owners within 1,000 feet of the MXD project boundary (see below map). The notice 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 1,181 notices were mailed. Public comments received shall be provided to the Board at the public hearing. A copy of the legal advertisement and courtesy notice are provided as Attachments D and E.

Courtesy Notification Radius Map



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

Public Notice

Type	Date
Applicant neighborhood meeting	05.28.14
Courtesy notification - 1,000 feet of the property	05.30.14
Posting of property	05.30.14
Legal advertisement	05.30.14
Posted agenda on City web page/City Hall	06.06.14
Posted Staff report on City web page	06.06.14

**Staff Recommendation and Conditions of Approval.**

The Planning Division based upon the complete Findings of Fact contained within this Report recommends **approval** of the following with the conditions of approval as specified herein:

1. *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 construction of the second phase of the existing commercial project referred to as the "Columbus Center" on the property legally described as Lots 3-40 and portions of alleyway, Block 22, Section L (100 Alhambra Circle and 1 Alhambra Plaza), Coral Gables, Florida; including required conditions; providing for severability, repealer, codification, and an effective date. (Legal description on file at the City)*
2. *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 construction of the second phase of the existing commercial project referred to as the "Columbus Center" on the property legally described as Lots 3-40 and portions of alleyway, Block 22, Section L (100 Alhambra Circle and 1 Alhambra Plaza), Coral Gables, Florida; including required conditions; providing for an effective date. (Legal description on file at the City)*

**Summary of the Basis for Approval**

Consistency with the Comprehensive Plan Goals, Objective and Polices. Staff's support of the Application for PAD and mixed use site plan review 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.

**Conditions of Approval**

In furtherance of the Comprehensive Plan's Goals, Objectives and Policies, Zoning Code and other applicable City provisions, the recommendation for approval of the PAD and mixed use project referred to as "Columbus Center" is subject to all of the following conditions of approval:

1. Application/supporting documentation. Construction of the proposed project shall be in substantial conformance with the following:
  - a. Applicant's Submittal Package dated 06.11.14 prepared by Behar-Font Partners, P.A..
  - b. Traffic Impact Analysis, dated September 2013 and revised May 2014 prepared by Kimley-Horn and Associates, Inc.
  - 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. 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.

3. 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. Evaluate the feasibility of having one paseo crossing the public alley (prefer west side of the drop off access), subject to review and approval by the Director of Public Works.
  - c. Amend Ordinance No. 2854 to comply with the vertical clearance provided on the site plan, be subject to review and approval by the Fire Chief and Directors of Public Works and Public Service.
  - d. 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.
  - e. 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.
  - f. Construction information/contact. Provide written notice to all properties within five hundred (500) feet of the Columbus Center Phase 2 project (100 Alhambra Circle), 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.
4. Written notice. Provide a minimum of seventy-two (72) hour written notice to all properties within five hundred (500) feet of the Columbus Center Phase 2 project (100 Alhambra Circle) 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.
5. The Applicant may be permitted to re-configure the substitute alleyway required by Ordinance No. 2854, but the location of the existing easement shall remain the same. Any re-configuration of the substitute alleyway shall be subject to review and approval by the Fire Chief and Directors of Public Works and Public Service.
6. 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 Director of Economic Sustainability.
  - 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, Public Service, Planning and Parking.

- b. 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.

<b>Attachments.</b>
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- A. Applicant’s Submittal Package.
- B. Ordinance No. 2854.
- C. PAD and mixed use (MXD) Zoning Analysis prepared by Planning Division dated 04.18.14, and revised on 05.30.14, evaluating compliance with Zoning Code PAD and mixed use provisions.
- D. 05.30.14 Legal notice published.
- E. 05.30.14 Courtesy notice mailed to all property owners within 1,000 feet of the project boundary.

Please visit the City’s webpage at [www.coralgables.com](http://www.coralgables.com) to view all Application plans and materials, notices, applicable public comments, minutes, etc. The complete Application and all background information also is on file and available for examination during business hours at the Planning Division, 427 Biltmore Way, Suite 201, Coral Gables, Florida, 33134.

Respectfully submitted,



Ramon Trias  
Director of Planning and Zoning  
City of Coral Gables, Florida

## CITY OF CORAL GABLES, FLORIDA

## ORDINANCE NO. 2854

AN ORDINANCE VACATING PORTION OF ALLEY RUNNING EAST/WEST WHICH IS BOUNDED ON THE EAST BY THE SOUTHERLY PROLONGATION OF THE EAST LINE OF LOT 15 AND IS BOUNDED ON THE WEST BY THE SOUTHERLY PROLONGATION OF THE WEST LINE OF LOT 7; AND ALL OF THAT PORTION OF THE ALLEY RUNNING NORTH/SOUTH WHICH IS BOUNDED ON THE NORTH BY THE EASTERLY PROLONGATION OF THE NORTH LINE OF LOT 11 AND BOUNDED ON THE SOUTH BY THE EASTERLY PROLONGATION OF THE SOUTH LINE OF LOT 11, ALL IN BLOCK 22 OF THE "REVISED PLAT OF CORAL GABLES SECTION L", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8 AT PAGE 85 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; PROVIDING FOR SUBSTITUTE EASEMENT FOR ALLEY PURPOSES; SETTING FORTH TERMS AND CONDITIONS; PROVIDING EFFECTIVE DATE THIRTY DAYS FROM JUNE 27, 1989; AND REPEALING ALL ORDINANCES INCONSISTENT HEREWITH.

WHEREAS, the purpose of this ordinance is to vacate a portion of alley running East/West and all of that portion of alley running North/South lying in Block 22 of the "Revised Plat of Coral Gables Section L", more particularly described hereinafter in Section 1; to provide for substitute easement for public alley purposes as described in Section 2, and

WHEREAS, the Street and Alley Vacation Committee at a meeting held on May 4, 1989, recommended the vacation of such alley, and

WHEREAS, the City Commission held a public hearing on May 23, 1989, to consider the vacation of said alley at which hearing all interested persons were afforded the opportunity to be heard, and

WHEREAS, it is felt that the vacation of said alley and the provisions of the substitute easement are in the interest of public health, safety, order, convenience, comfort, prosperity and general welfare,

NOW, THEREFORE, BE IT ORDAINED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

SECTION 1. That a portion of alley running East/West which is bounded on the East by the Southerly prolongation of the East line of Lot 15 and is bounded on the West by the Southerly prolongations of the West line of Lot 7, and all of that portion of alley running North/South which is bounded on the North by the Easterly prolongation of the North line of Lot 11 and bounded on the South by the Easterly prolongation of the South line of Lot 11, all in Block 22, of the "Revised Plat of Coral Gables Section L" (Minorca Avenue and Douglas Road) shall be and it is hereby vacated, abandoned and discontinued for the purpose for which it was dedicated to public use subject to the terms and conditions as set forth hereinafter.

SECTION 2. That the Owner of record, by proper instrument, shall grant an easement to the City of Coral Gables and any and all applicable utility companies for substitute alley purposes to be used for utility purposes including storm and sanitary sewers and for use as a passageway for City vehicles and the general public. Said easement being legally described as follows:

Begin at the Southwest corner of Lot 7, Block 22, of the "REVISED PLAT OF CORAL GABLES SECTION L" according to the plat thereof as recorded in Plat Book 8 at Page 85 of the Public Records of Dade County, Florida; thence run North 50' 03' 53" East for a distance of 23.01 feet to a point; thence run North 10' 08' 25" East along a line parallel with the West line of said Lot 7 for a distance of 107.00 feet more or less to a Point of Intersection with the North line of said Lot 7, said point being a point on a circular curve concave to the North; thence run along said circular curve to the left having a radius of 290.18 feet through a central angle of 03' 57' 51" for an arc distance of 20.08 feet, and a chord which bears South

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84' 44' 25" East to a point on a line; thence run South 10' 08' 26" West along a line parallel with the West line of said Lot 7 for a distance of 140.45 feet to a Point of Intersection with the South right-of-way line of the 20 feet East-West Alley in said Block 22; thence run South 89' 59' 20" West along the South right-of-way line of the said 20 feet East-West Alley for a distance of 35.32 feet to a Point of Intersection with the Southerly projection of the West line of said Lot 7; thence run North 10' 08' 26" East for a distance of 20.32 feet to the Point of Beginning; containing 3,236 square feet, more or less.

SECTION 3. That the easement described hereinabove in Section 2 shall be constructed in accordance with the specifications of the Public Works Department of the City of Coral Gables and the plans for such construction shall be submitted to and shall be subject to approval by the Public Works Department. The permits and inspections for such construction shall be handled in the same manner as the paving for streets and alleys.

SECTION 4. That the City of Coral Gables shall have the right to exercise the same control over the easement described hereinabove in Section 2 as if the same were a dedicated alley and the acceptance and approval of such easement shall in no way relieve the applicant from complying with any and all regulations pertaining to alleys including but not limited to the building, zoning and other applicable regulations.

SECTION 5. That the easement described hereinabove in Section 2 shall at all times be kept free and clear of any and all encroachments and obstructions, including but not limited to motor vehicles, trucks, trailers, debris, stoops, waste containers, and the like, and the City shall have the authority to monitor and enforce the same.

SECTION 6. That a vertical clearance of nineteen (19) feet extending the full length and width of the easement shall be provided above the easement described hereinabove in Section 2. That the Owner shall be able to construct foundations and footings underneath the roadway to be constructed in the easement area, provided that such footings and foundations do not interfere with any storm and sanitary sewers to be installed in the easement area.

SECTION 7. When and if required by the Public Works Department, the easement described hereinabove in Section 2 shall be provided with lighting fixtures which will provide an average level of illumination of two (2) footcandles of lighting over all of the area of the easement, but at no point shall there be less than one (1) footcandle of light. The cost of installing and maintaining the lighting fixtures and lights shall be borne by the applicant. Should the applicant fail to maintain the lighting system to the level of proper illumination and should the applicant fail to correct such deficiency within a period of thirty (30) days upon notification by the City, then the City Manager shall proceed to have such condition remedied and the cost thereof shall be a lien against the property to the same extent and character as are the liens for special assessments or improvements and with the same penalties and with the same rights of collection, foreclosure, sale and forfeiture as obtained in the case of liens for special improvements.

SECTION 8. That the Owner shall be held responsible for the maintenance and repair of the easement described hereinabove in Section 2 and should the Public Works Department, upon inspection, determine that the easement is in disrepair, it shall notify the Owner and if the Owner fails to repair said easement within a period of thirty (30) days, then the City Manager shall proceed to have such condition remedied and the cost thereof shall be a lien against the property to the same extent and character as are the liens for special assessments or improvements and with the same penalties and with the same rights of collection, foreclosure, sale and forfeiture as obtained in the case of liens for special improvements.

SECTION 9. That the costs of removal and/or relocation of any and all utilities, including storm and sanitary sewers, installation of any required drainage facilities, removal of curbs or abandoned concrete approaches and sidewalks, removal of any structures and the paving and construction of the substitute easement hereinabove described shall be borne by the applicant, whose action necessitates such expense.

SECTION 10. That the use of the vacated property shall be limited to the same uses as to which the adjacent properties are zoned.

SECTION 11. That the reversionary rights to the portion of the alley vacated shall revert to the owners abutting on each side of the vacated alley.

SECTION 12. That the vacation of the alley shall not become effective until such time as all the existing buildings adjacent to the vacated alley have been removed and the substitute easement is conveyed and a foundation permit required for the associated project is granted.

SECTION 13. That this ordinance shall become void if said foundation permits lapse prior to the commencement of construction.

SECTION 14. That the vacation of the alley shall not become effective until such time as the seven (7) conditions - as outlined in the Preliminary Design Review Committee's Minutes of Special Meeting of Wednesday, June 7, 1989 - are met. These conditions are as follows:

1. Re-study the proposed service court.
2. Improve visibility of traffic entering and exiting parking ramps. Reexamine proximity of entrance/exit of parking ramp on Minorca Avenue and the wall and setback at Galiano Street parking access.
3. Conform building facade modifications to the Mediterranean bonus requirements as reviewed and approved by the Board of Architects.
4. Study by applicant of the possibility of retaining and incorporating key elements of the art deco Southern Bell Building into the new development, preferably in the proposed park.
5. Provide a pedestrian crosswalk across Alhambra Plaza, between the main entrances of the existing Alhambra development and the proposed project.
6. Provision by applicant of traffic studies by David Plummer and Associates prepared for the proposed development.
7. That handicapped access throughout the development be indicated on the plans, and that it meet Code requirements.

SECTION 15. That the City of Coral Gables, within thirty (30) days after the requirements of this ordinance have been satisfied, shall issue a certificate of recordable form, confirming that the requirements of the ordinance have been satisfied and that the vacation of the alley has become effective.

SECTION 16. That this ordinance shall become effective thirty (30) days from June 27, 1989.

SECTION 17. That all ordinances or parts of ordinances inconsistent or in conflict herewith shall be and they are hereby repealed insofar as there is conflict or inconsistency.

PASSED AND ADOPTED THIS TWENTY-SEVENTH DAY OF JUNE, A. D. , 1989

APPROVE :

*George M. Corrigan*  
 GEORGE M. CORRIGAN  
 MAYOR

ATTEST:

VIRGINIA L. PAUL  
 CITY CLERK

**PAD and MXD Zoning Analysis: Columbus Center**

Prepared by Planning Division on April 18, 2014 and revised on May 30, 2014  
 Review based on plans dated 05.16.14

**Existing designations and site data:**

<b>Category</b>	<b>Site Info</b>
Property address	100 Alhambra Circle
Property legal description	Lots 3 - 40, including portions of alleys, Block 22, Section "L"
Total site area (sq. ft.)	142,305 sq. ft.*
Existing property uses	Commercial building and surface parking lot
Existing Comprehensive Plan Future Land Use Map designation(s)	Commercial High-Rise Intensity
Proposed Comprehensive Plan Future Land Use Map designation(s)	No change proposed
Existing Zoning Map designation(s)	C; Commercial District
Proposed Zoning Map designation(s)	No change proposed
Eligible to utilize Mixed Use District (MXD) provisions	Eligible to utilize Individual MXD Building provisions
Within Central Business District (CBD)	Yes
Within Mediterranean Architectural District (citywide)	Yes
Within Coral Gables Redevelopment Infill District (GRID) (Traffic Concurrency Exemption Zone)	Yes
Restrictive Covenant	Restrictive Covenant required in Lieu of a Unity of Title.

\*As per Miami-Dade County Property Appraiser website.

<b>Category</b>	<b>Site Info</b>
Total site area (sq. ft.)	142,305 sq. ft.*
Floor area ratio (FAR) permitted – Maximum 3.0 FAR (without Mediterranean bonus)	426,915 sq. ft.
Floor area ratio (FAR) permitted – Maximum 3.5 FAR (with Mediterranean bonus)	498,068 sq. ft.
Floor area ratio (FAR) proposed	3.37 FAR; 480,000 sq. ft.
Building height (feet) permitted	190'-6" with Mediterranean Bonus
Building height (feet) proposed	190'-0"

\*As per Miami-Dade County Property Appraiser website.

Note: The review provided herein is not a comprehensive analysis and is intended only to identify concerns at the Development Review Committee (DRC) level in order to inform the applicant of any changes that may be necessary to allow further review of the application to proceed.

# PAD and MXD Zoning Analysis: Columbus Center

## Zoning Code Analysis:

Zoning Code Section	Reference/Provision	Required/Provided
Sec. 3-206.E.1	All buildings or structures located in Districts shall be constructed or erected upon a building site containing at least one (1) platted lot and such building site shall have a minimum street frontage of fifty (50) feet.	Complies.
Sec. 3-401	Conditional Uses	Requires conditional use review and approval by the Planning and Zoning Board and City Commission.
<b>Article 3, Division 5. Planned Area Development</b>		
Sec. 3-502.A	Uses permitted. Unless approved as a mixed use development, the uses permitted within a PAD shall be those uses specified and permitted within the underlying District in which the PAD is located.	Complies.
Sec. 3-502.C.1	Minimum site area. The minimum site area required for a PAD shall be not less than one (1) acre for residentially or commercially designated property.	Complies.
Sec. 3-502.C.2	Configuration of lands. The parcel of land for which the application is made for a PAD shall be a contiguous unified parcel with sufficient width and depth to accommodate the proposed use. The minimum lot width shall be two hundred (200) feet and minimum lot depth shall be one hundred (100) feet.	Complies.
Sec. 3-502.C.3	Floor area ratio for a PAD. The floor area ratio for a PAD shall conform to the requirements for each intended use in the underlying zoning districts; provided, however, that the total combined floor area ratio for all uses within the PAD shall be allowed to be distributed throughout the PAD.	Complies.
Sec. 3-502.C.4	Density for multi-family dwellings and overnight accommodations. The density requirements for multi-family dwellings and overnight accommodations shall be in accordance with the provisions of the applicable zoning district.	Complies.  No residential density limitations for individual MXD projects located within the CBD.
Sec. 3-502.C.5	Transfer of density within a PAD. The density within a PAD may be permitted to be transferred throughout the development site provided that such transfer is not intrusive on abutting single family residential areas.	Complies.
Sec. 3-502.C.6	Landscaped open space. The minimum landscaped open space required for a PAD shall be not less than twenty (20%) percent of the PAD site. Landscaped or urban	Complies.

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Zoning Code Section	Reference/Provision	Required/Provided
	open space which is located on elevated portions of the site may count toward this requirement.	
Sec. 3-502.C.7	Height of buildings. The maximum height of any building in a PAD shall conform to the provisions of the underlying zoning district.	Complies.
Sec. 3-502.C.8.a	Architectural relief and elements (i.e. windows, cornice lines, etc.) shall be provided on all sides of buildings, similar to the architectural features provided on the front façade.	Approved by the Board of Architects on 05/08/2014.
Sec. 3-502.C.8.b	Facades in excess of one hundred and fifty (150) feet in length shall incorporate design features such as: staggering of the façade, use of architectural elements such as kiosks, overhangs, arcades, etc.	Approved by the Board of Architects on 05/08/2014.
Sec. 3-502.C.8.c	Parking garages shall include architectural treatments compatible with buildings and structures which occupy the same street.	Approved by the Board of Architects on 05/08/2014.
Sec. 3-502.C.8.d	Where necessary and appropriate to enhance public pedestrian access, no block face shall have a length greater than two hundred and fifty (250) feet without a public pedestrian passageway or alley providing through access.	Complies.
Sec. 3-502.C.8.e	All buildings, except accessory buildings, shall have their main pedestrian entrance oriented towards the front or side property line.	Complies.
Sec. 3-502.C.9	Perimeter and transition. Any part of the perimeter of a PAD which fronts on an existing street or open space shall be so designed as to complement and harmonize with adjacent land uses with respect to scale, density, setback, bulk, height, landscaping and screening. Properties which are adjacent to residentially zoned or used land shall be limited to a maximum height of forty five (45) feet within one hundred (100) feet of the adjacent right-of-way.	Complies.
Sec. 3-502.C.10	Minimum street frontage; building site requirement, number of buildings per site, lot coverage and all setbacks. There shall be no specified minimum requirements for street frontage, building sites, number of buildings within the development, or lot coverage.	Complies.
Sec. 3-502.C.11	Platting and/or replatting of development site. Nothing contained herein shall be construed as	Complies.

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	<p>requiring the platting and/or replatting of a development site for a PAD provided, however, that the Planning and Zoning Board and City Commission may require the platting or replatting of the development site when it determines that the platting or replatting would be in the best interest of the community.</p>	
<p>Sec. 3-502.C.12</p>	<p>Facing of buildings. Nothing in this Division shall be construed as prohibiting a building in a PAD from facing upon a private street when such buildings are shown to have adequate access in a manner which is consistent with the purposes and objectives of these regulations and such private street has been recommended for approval by the Planning and Zoning Board and approved by the City Commission.</p>	<p>Complies.</p>
<p>Sec. 3-502.C.13</p>	<p>Off-street parking and off-street loading standards and requirements. The off-street parking and off-street loading standards and requirements for a PAD shall conform to the requirements of the applicable zoning district. Off-street parking for bicycles shall be provided as may be required by the Planning and Zoning Board and approved by the City Commission. Where the parking for the development is to be located within a common parking area or a parking garage, a restrictive covenant shall be filed reserving within the parking area or the parking garage the required off-street parking for each individual building and/or use and such off-street parking spaces shall be allocated proportionately.</p>	<p>Complies.  Subject to approval by the Planning and Zoning Board and City Commission.</p>
<p>Sec. 3-502.C.14</p>	<p>Boats and recreational vehicle, parking. No boats and/or recreational vehicles shall be parked on the premises of a PAD unless such boats and/or recreational vehicles are located within an enclosed garage.</p>	<p>To be regulated by Code Enforcement.</p>
<p>Sec. 3-502.C.15</p>	<p>Accessory uses and structures. Uses and structures which are customarily accessory and clearly incidental to permitted uses and structures are permitted in a PAD subject to the provisions of Article 5, Division 1. Any use permissible as a principal use may be permitted as an accessory use, subject to limitations and requirements applying to the</p>	<p>Complies.</p>

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Zoning Code Section	Reference/Provision	Required/Provided
	principal use.	
Sec. 3-502.C.16	Signs. The number, size, character, location and orientation of signs and lighting for signs for a PAD shall be in accordance with Article 5, Division 19.	To be determined. PAD signage shall be in accordance with Article 5, Division 19.
Sec. 3-502.C.17	Refuse and service areas. Refuse and service areas for a PAD shall be so designed, located, landscaped and screened and the manner and timing of refuse collection and deliveries, shipment or other service activities so arranged as to minimize impact on adjacent or nearby properties or adjoining public ways, and to not impede circulation patterns.	Complies.
Sec. 3-502.C.18	Minimum design and construction standards for private streets and drainage systems. The minimum design and construction standards for private streets in a PAD shall meet the same standards as required for public streets as required by the Public Works Department of the City of Coral Gables. The minimum construction standards for drainage systems shall be in accordance with the Florida Building Code.	Substitute alley easement is subject to review and approval by Public Works.
Sec. 3-502.C.19	<p>Ownership of PAD. All land included within a PAD shall be owned by the applicant requesting approval of such development, whether that applicant be an individual, partnership or corporation, or groups of individuals, partnerships or corporations. The applicant shall present proof of the unified control of the entire area within the proposed PAD and shall submit an agreement stating that if the owner(s) proceeds with the proposed development they will:</p> <ol style="list-style-type: none"> <li>a. Develop the property in accordance with:               <ol style="list-style-type: none"> <li>i. The final development plan approved by the City Commission for the area.</li> <li>ii. Regulations existing when the PAD ordinance is adopted.</li> <li>iii. Such other conditions or modifications as may be attached to the approval of the special-use permit for the construction of such PAD.</li> </ol> </li> <li>b. Provide agreements and declarations of restrictive covenants acceptable to the City</li> </ol>	To be determined.

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Zoning Code Section	Reference/Provision	Required/Provided
	<p>Commission for completion of the development in accordance with the final development plan as well as for the continuing operation and maintenance of such areas, functions and facilities as are not to be provided, operated or maintained at general public expense.</p> <p>c. Bind the successors and assigns in title to any commitments made under the provisions of the approved PAD.</p>	
Sec. 3-502.C.20	Compatibility with historic landmarks. Where an historic landmark exists within the site of a PAD the development shall be required to be so designed as to insure compatibility with the historic landmark.	Not applicable.
Sec. 3-502.C.21	Easements. The City Commission may, as a condition of PAD approval, require that suitable areas for easements be set aside, dedicated and/or improved for the installation of public utilities and purposes which include, but shall not be limited to water, gas, telephone, electric power, sewer, drainage, public access, ingress, egress, and other public purposes which may be deemed necessary by the City Commission.	Complies.  City Commission reserves the right to impose conditions of approval as deemed necessary.
Sec. 3-502.C.22	Installation of utilities. All utilities within a PAD including but not limited to telephone, electrical systems and television cables shall be installed underground.	Complies.
Sec. 3-502.C.23	Mixed-uses within a PAD. A PAD may be so designed as to include the establishment of complementary and compatible combinations of office, hotel, multi-family and retail uses which shall be oriented to the development as well as the district in which the development is located.	Complies.
Sec. 3-502.C.24	<p>Common areas for PADs. Any common areas established for the PAD shall be subject to the following:</p> <p>a. The applicant shall establish a property owner's association for the ownership and maintenance of all common areas, including open space, recreational facilities, private streets, etc. Such association shall not be dissolved nor shall it dispose of any common areas by sale or</p>	To be determined.

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	<p>otherwise (except to an organization conceived and established to own and maintain the common areas), however, the conditions of transfer shall conform to the Development Plan.</p> <p>b. Membership in the association shall be mandatory for each property owner in the PAD and any successive purchaser that has a right of enjoyment of the common areas.</p> <p>c. The association shall be responsible for liability insurance, local taxes, and the maintenance of the property.</p> <p>d. Property owners that have a right of enjoyment of the common areas shall pay their pro rata share of the cost, or the assessment levied by the association shall become a lien on the property.</p> <p>e. In the event that the association established to own and maintain commons areas or any successor organization, shall at any time after the establishment of the PAD fail to maintain the common areas in reasonable order and condition in accordance with the Development Plan, the City Commission may serve written notice upon such association and/or the owners of the PAD and hold a public hearing. If deficiencies of maintenance are not corrected within thirty (30) days after such notice and hearing the City Commission shall call upon any public or private agency to maintain the common areas for a period of one year. When the City Commission determines that the subject organization is not prepared or able to maintain the common areas such public or private agency shall continue maintenance for yearly periods.</p> <p>f. The cost of such maintenance by such agency shall be assessed proportionally against the</p>	

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Zoning Code Section	Reference/Provision	Required/Provided
	<p>properties within the PAD that have a right of enjoyment of the common areas and shall become a lien on said properties.</p> <p>g. Land utilized for such common areas shall be restricted by appropriate legal instrument satisfactory to the City Attorney as common areas in perpetuity in accordance with the provisions of Article 5, Division 23. Such instrument shall be recorded in the Public Records of Dade County and shall be binding upon the developer, property owners association, successors, and assigns and shall constitute a covenant running with the land.</p>	
Sec. 3-502.D	<p>Exemptions to PAD minimum development standards for configuration of land requirements. Exemptions to minimum development standards may be considered for Assisted Living Facilities (ALF) and/or Affordable Housing Facilities that would allow parcels of land to be noncontiguous as prescribed herein. These exemptions shall only be available to PAD developments that satisfy all of the following criteria:</p> <ol style="list-style-type: none"> <li>1. The project demonstrates that it would result in beneficial effects, serve important public interests, and not result in significant adverse impacts to the environment, residential areas, public services and facilities, or the desired character of an area.</li> <li>2. A minimum of seventy five (75%) percent of the total gross square footage of all buildings and ancillary ALF support uses (including square footage of recreational areas, support services, mechanical, etc) is dedicated as an assisted living facility and/or affordable housing facility.</li> <li>3. A maximum of two (2) noncontiguous parcels may be combined.</li> <li>4. The two (2) noncontiguous</li> </ol>	Not applicable.

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Zoning Code Section	Reference/Provision	Required/Provided
	<p>properties have the following designations:</p> <ul style="list-style-type: none"> <li>a. Commercial land use designation(s) and commercial zoning designation(s); or</li> <li>b. Industrial land use designation and industrial zoning designation.</li> </ul> <p>5. The proposed noncontiguous parcels are within one hundred and twenty (120) feet of one another. Such distance shall be measured by a straight line between the closest property lines of the properties.</p>	
<b>Sec. 3-502.D. Development plan – General requirements.</b>		
Sec. 3-502.D.1	Professional services required: plans for buildings or structures within a Planned Area Development shall be prepared by a registered Architect with the assistance of a registered Engineer and a registered Landscape Architect, all being qualified under the laws of the State of Florida to prepare such plans.	Complies.
Sec. 3-502.D.2	Legal description of site: should the legal description of the site for a Planned Area Development contain a metes and bounds description, such description shall be prepared by a registered land surveyor. The legal description shall be accompanied by a map at a scale suitable for reproduction for advertising for public hearing, showing exact location of the development.	Complies.
Sec. 3-502.D.3	Development proposal: the Development Plan shall consist of a map or map series and any technical reports and supporting data necessary to substantiate, describe or aid the Development Plan. The plans for the development proposal shall include the following written and graphic materials:	See review provided below.
Sec. 3-502.D.3.a	<p>Site condition map: site condition map or map series indicating the following:</p> <ul style="list-style-type: none"> <li>i. Title of Planned Area Development and name of the owner(s) and developer.</li> <li>ii. Scale, date, north arrow and the relationship of the site to such external facilities as highways, roads, streets, residential areas, shopping areas and cultural</li> </ul>	Complies.

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Zoning Code Section	Reference/Provision	Required/Provided
	<p>complexes.</p> <p>iii. Boundaries of the subject property, all existing streets, buildings, water courses, easements, section lines and other important physical features within the proposed project. Other information on physical features affecting the proposed project as may be required.</p> <p>iv. Existing contour lines at one foot intervals. Datum shall be National Geodetic Vertical Datum (N.G.V.D.) (if required by City Staff).</p> <p>v. The location of all existing storm drainage, water, sewer, electric, telephone and other utility provisions.</p>	
Sec. 3-502.D.3.b	Plan of pedestrian and vehicular circulation showing the location and proposed circulation system of arterial, collector, local and private streets, including driveways, service areas, loading areas and points of access to existing public rights-of-way and indicating the width, typical sections and street names. The applicant is encouraged to submit one (1) or more companion proposals for a pedestrian system, transit system or other alternative for the movement of persons by means other than privately owned automobiles.	Complies.
Sec. 3-502.D.3.c	Exterior facade elevations (if deemed appropriate or necessary by City Staff) of all proposed buildings to be located on the development site.	Complies.
Sec. 3-502.D.3.d	Isometrics or perspective and/or massing model(s) (if deemed appropriate or necessary by City Staff) of the proposed development.	Complies.
Sec. 3-502.D.3.e	Map of existing land use.	Complies.
Sec. 3-502.D.3.f	Existing and proposed lot(s) lines and/or property lines.	Complies.
Sec. 3-502.D.3.g	Master site plan--A general plan for the use of all lands within the proposed Planned Area Development. The plan shall serve as the generalized zoning for the development and shall guide the location of permissible uses and structures. Such plan shall show the general location, function and extent of all components or units of the plan, indicating the proposed gross	Complies.

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Zoning Code Section	Reference/Provision	Required/Provided
	<p>floor area and/or floor area ratio of all existing and proposed buildings, structures and other improvements including maximum heights, types and number of dwelling units, landscaped open space provisions such as parks, passive or scenic areas, common areas, leisure time facilities, and areas of public or quasi-public institutional uses.</p>	
Sec. 3-502.D.3.h	<p>Location and size of all existing and proposed signs.</p>	<p>To be determined.  PAD signage shall be in accordance with Article 5, Division 19.</p>
Sec. 3-502.D.3.i	<p>Existing and proposed utility systems including sanitary sewers, storm sewers and/or storm water drainage system and water, electric, gas and telephone lines. The applicant shall submit a statement indicating what proposed arrangements have been made with appropriate agencies for the provision of needed utilities to and within the Planned Area Development including, water supply, sewer, storm drainage collection and disposal, electric power, gas, and telephone.</p>	<p>To be provided if required by Public Works.</p>
Sec. 3-502.D.3.j	<p>General landscape plan indicating the proposed treatment of materials used for public, private and common open spaces and treatment of the perimeter of the development including buffering techniques such as screening, berms and walls, significant landscape features or areas shall be noted as shall the provisions for same.</p>	<p>Complies.</p>
Sec. 3-502.D.3.k	<p>Description of adjacent land areas, including land uses, zoning, densities, circulation systems, public facilities, and unique natural features of the landscape.</p>	<p>Complies.</p>
Sec. 3-502.D.3.l	<p>Proposed easements for utilities, including water, power, telephone, storm sewer, sanitary sewer and fire lanes showing dimensions and use.</p>	<p>Complies.</p>
Sec. 3-502.D.3.m	<p>Location of proposed off-street parking. Smaller developments (as determined by the Planning Director) shall also be required to include stall size, aisle widths, location of attendant spaces, number of spaces by use, number of standard and compact spaces.</p>	<p>Complies.</p>
Sec. 3-502.D.3.n	<p>Location and designation of historic landmarks located within the development site which have been</p>	<p>Not applicable.</p>

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	approved as provided within the Zoning Code or notation of those structures which may be worthy of historic designation.	
Sec. 3-502.D.3.o	Certified survey showing property boundary, existing buildings and their dimensions, setbacks from streets, (public and private) and property lines, easements, streets, alleys, topographical data, water areas, unique natural features, existing vegetation and all trees with an upright trunk of either nine (9) or more inches in circumference (as measured at the narrowest point below four and one-half (4½) feet above ground level) or twelve (12) or more feet in height (if required by City Staff).	Complies.
Sec. 3-502.D.3.p	Proposed development schedule indicating the appropriate date when construction of the development can be expected to begin and be completed, including initiation and completion dates of separate phases of a phased development and the proposed schedule for the construction and improvement of common areas within said phases, including any auxiliary and/or accessory buildings and required parking.	To be provided.  Include in City Commission application submittal package a phasing plan (see Overall Site Plan; Sheet A-06) with projected construction initiation and completion dates.
Sec. 3-502.D.3.q	Location and designation of proposed traffic regulation devices within the development.	Complies.
Sec. 3-502.D.3.r	Statistical information including: i. Total square footage and/or acreage of the development site. ii. Maximum building coverage expressed as a percentage of the development site area. ii. The land area (expressed as a percent of the total site area) devoted to: (a)Landscaped open space; and (b)Common areas usable for recreation or leisure purposes.	Complies.
Sec. 3-502.D.3.s	Copies of any covenants, easements and/or agreements required by this section or any other ordinance and/or regulations for the Planned Area Development.	Complies.
<b>Article 3. Development Review</b>		
Sec. 3-1201	Abandonment and Vacation of Non-Fee Interests.	Substitute alley easement is subject to review and approval by Public Works.
Sec. 3-2001	Art in Public Places.	Requires review by Economic Sustainability.

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Zoning Code Section	Reference/Provision	Required/Provided
<b>Section 4-201. Mixed Use District (MXD)</b>		
Sec. 4-201.A.7.e.i.	MXD development permitted within (C) Commercial and (I) Industrial Districts only.	Complies.
<b>D. Performance Standards</b>		
Sec. 4-201.D.2	Minimum site area for an MXD project/building.  Twenty-thousand (20,000) square feet.	Complies.
Sec. 4-201.D.4	Lot coverage.  No minimum or maximum.	Complies.
Sec. 4-201.D.5	Mixed use percentages.  Provide min. 8% total sq. ft., or entire ground floor, whichever is greater, as ground floor uses.	Complies.
<b>E. Building regulations.</b>		
Sec. 4-201.E.2	Encroachments for balconies, awnings, etc.  Subject to applicable regulations.	To be determined at review of final drawings.
Sec. 4-201.E.4	Floors. No minimum or maximum required.	Complies.
Sec. 4-201.E.5	Floor-to-floor height. The minimum floor-to-floor height shall be permitted as regulated per the Building Code.	Floor-to-floor height to be approved by the Building Official.
Sec. 4-201.E.7	Heights of architectural elements, etc.  The maximum allowable height(s), subject to satisfying Article 3, Division 4, Conditional Uses, of architectural elements, spires, bell towers, elevator housings or similar non-habitable structures for the following underlying zoning designations and uses may be granted as follows: <ul style="list-style-type: none"> <li>• Commercial Limited District: Up to and including 15 feet.</li> <li>• Industrial and Commercial Districts: Up to and including 25 feet.</li> <li>• Manufacturing uses: Up to and including 10 feet.</li> </ul>	Complies.
Sec. 4-201.E.9	Number of buildings per site. No minimum or maximum required.	Complies.
Sec. 4-201.E.10	Ground floor building frontage on primary streets. Minimum 50% of the linear ground floor building frontage shall include retail sales and service, office, or restaurant or public realm land area uses.	Complies.
Sec. 4-201.E.11	Ground floor building frontage on	Complies.

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	secondary streets. Minimum 40% of the linear ground floor building frontage shall include retail sales and service, office, or restaurant or public realm land area uses.	
Sec. 4-201.E.12	Retail frontage on alleys. No minimum or maximum required.	Complies.
Sec. 4-201.E.13	Residential density. Up to a maximum of 125 units per acre except for properties in the Central Business District (CBD) and the North and South Industrial Mixed Use Districts. There shall be no density limitations in the CBD and the North and South Industrial Mixed Use Districts.	Complies.  No residential density limitations for individual MXD projects located within the CBD.
Sec. 4-201.E.14	Setbacks (buildings). Front: Up to 45 feet in height: None. If over 45 feet in height: 10 feet. Side: Interior side: None. Side street: 15 feet. Rear: Abutting a dedicated alley or street: None. No abutting alley or street: 10 feet. Balconies: Cantilevered open balconies may project into the required setback areas a maximum of 6 feet. Applicants and property owners desiring to develop pursuant to these regulations may not seek a variance for relief or reduction in building setbacks. Reductions are only permitted subject to the below listed regulations.	Complies.  Mediterranean Bonus provisions permit reduction of setbacks to zero (0) feet.
Sec. 4-201.E.15	Setback reductions and vertical building setbacks.  Reduction in setbacks. Setbacks may be reduced subject to the following standards: Minimum percentage of open space. A minimum of 50% of the total ground floor square footage received from the setback reduction is provided as publicly accessible street level open space and landscape area on the private property. The open space is subject to the following: <ul style="list-style-type: none"> <li>• Types of open space. Types of open space shall be in the form of courtyards, plazas, arcades/loggias, pedestrian pass-throughs and open atriums adjacent/contiguous to the adjacent rights-of-way.</li> <li>• Minimum area. Minimum square footage of allowable open space</li> </ul>	Complies.

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	<p>(i.e., plazas) shall be 500 square feet.</p> <ul style="list-style-type: none"> <li>• Include both hard and softscape landscape improvements and pedestrian amenities.</li> <li>• Vertical volume. As a minimum include a vertical volume of space equal from street level to the first floor height or a minimum of 13 feet. Additional height may be recommended.</li> <li>• Restaurant seating. This area may be used for outdoor restaurant seating subject to approval as provided for in these regulations.</li> </ul> <p>Vertical building stepbacks. A vertical building stepback of a minimum of 10 feet shall be provided at a maximum height of 45 feet on all façades. Additional vertical building stepbacks may be required by City Architect and Board of Architects to further reduce the potential impacts of the building bulk and mass.</p>	
F. Design regulations.		
Sec. 4-201.F.2	Architectural relief and elements shall be provided on all sides of buildings and include similar architectural features as to those provided on the front façade. No blank walls shall be permitted unless required pursuant to applicable Fire and Life Safety Code requirements.	Complies.
Sec. 4-201.F.3	Building support services. All mechanical, electrical and other associated support service areas shall be located entirely within the structure.	Complies.
Sec. 4-201.F.4	<p>Facades in excess of 150 feet in length, shall incorporate design features with the use of, but not limited to the following items:</p> <ul style="list-style-type: none"> <li>(a) Breaks, stepbacks or variations in bulk/massing at a minimum of 100 foot intervals.</li> <li>(b) Use of architectural relief and elements.</li> </ul>	Approved by the Board of Architects on 05/08/2014.
Sec. 4-201.F.5	<p>Lighting (street). Decorative street lighting shall be provided and located on all streets/rights-of-way subject to the following:</p> <ul style="list-style-type: none"> <li>• Light fixtures/poles up to thirty-five (35) feet in height.</li> <li>• Subject to all other applicable City code provisions.</li> </ul>	Complies.
Sec. 4-201.F.6	Lighting (building). External	Complies.

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Zoning Code Section	Reference/Provision	Required/Provided
	illumination and lighting of buildings shall require Planning Department and Planning and Zoning Board review and recommendation with approval of the City Commission.	Subject to review and recommendation by the Planning and Zoning Board and approval by the City Commission.
Sec. 4-201.F.7	Lighting (landscaping). Lighting in the form of uplighting of landscaping is encouraged.	Complies.
Sec. 4-201.F.8	Outdoor storage. The storage of materials, goods, merchandise, and equipment for the purpose of display and/or sales outside the confines of any buildings or structures is prohibited.	To be regulated by Code Enforcement.
Sec. 4-201.F.9	Overhead doors. Overhead doors shall not face or be directed towards residential properties and/or adjacent rights-of-way abutting residentially zoned properties.	Complies.
Sec. 4-201.F.10	Paver treatments. Paver treatments shall be included in the following locations: <ul style="list-style-type: none"> <li>• Driveway entrances.</li> <li>• Crosswalks.</li> <li>• Sidewalks. Minimum of 25% of paving surface.</li> </ul>	Complies.
Sec. 4-201.F.11	Parking garages. Parking garages shall include exterior architectural treatments compatible with buildings or structures which occupy the same development and/or street.	Approved by the Board of Architects on 05/08/2014.
Sec. 4-201.F.12	Pedestrian access orientation. All buildings, except accessory buildings, shall have their main pedestrian entrance or entrances oriented towards the front property line.	Complies.
Sec. 4-201.F.13	Pedestrian amenities. Pedestrian amenities shall be provided on both private property and/or public open spaces including but not limited to the following: benches, information kiosks, lighting, bike racks, refuse containers, sidewalk pavement treatments, statuary, street crosswalk paver treatments, wall mounted fountains, water fountains and other similar water features. All pedestrian amenities shall be permanently secured to the ground surface. Above amenities shall be consistent in design and form with the applicable City Public Realm Design Manual.	Complies.
Sec. 4-201.F.14	Pedestrian design features for building frontages (street level only). On any front property line or primary	Approved by the Board of Architects on 05/08/2014.

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	<p>street, where an adjoining pedestrian sidewalk is located, the following design features shall be included:</p> <ul style="list-style-type: none"> <li>• Display windows or retail display area;</li> <li>• Landscaping; and/or,</li> <li>• Architectural building design features.</li> </ul> <p>The intent is to create pedestrian and shopper interest, preclude inappropriate or inharmonious design, preclude blank walls of building faces, and prohibit windows from being permanently obstructed.</p>	
Sec. 4-201.F.15	<p>Pedestrian pass-throughs/paseo. Pedestrian pass-throughs shall be provided for each 250 linear feet or fraction thereof of building frontage provided on the primary street. The pass through shall be subject to the following:</p> <ul style="list-style-type: none"> <li>• Minimum of 10 feet in width.</li> <li>• Include pedestrian amenities as defined herein.</li> </ul> <p>In lieu of providing one (1) pass through of ten (10) feet 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.</p>	Approved by the Board of Architects on 05/08/2014.
Sec. 4-201.F.16	Porte-cocheres. Porte-cocheres are prohibited on front property line or primary street.	Not applicable.
Sec. 4-201.F.17	Rooftop screening. All mechanical, electrical, cellular antennas and other similar roof top building support services shall be entirely screened from public view subject to the discretion and approval from the Board of Architects for design and screening material. Landscaping may be used as a screening material at the discretion of the Board of Architects.	Approved by the Board of Architects on 05/08/2014.
<b>G. Landscaping.</b>		
Sec. 4-201.G.1	Landscape open space requirements are satisfied pursuant to the rights-of-way planting requirements listed in Article 5, Division 11.	See review provided under Article 5, Division 11 below.
<b>H. Parking/vehicle storage.</b>		
Sec. 4-201.H.1	Bicycle storage. To encourage the use of bicycles a minimum of one 10 foot bicycle rack for each 250 parking spaces or fraction thereof shall be provided. The location shall be convenient to users and shall be subject to review as a part of the site	Complies.

## PAD and MXD Zoning Analysis: Columbus Center

Zoning Code Section	Reference/Provision	Required/Provided
	plan review.	
Sec. 4-201.H.2	Boats and recreational vehicles, or similar accessory vehicles. These vehicles shall be parked and/or stored within an enclosed garage, area or structure.	To be regulated by Code Enforcement.
Sec. 4-201.H.3	Raised curbing. Six (6) inch raised curbing shall be provided on all streets abutting this use. Curb cuts and ramps for handicapped access shall also be provided at all street intersections and points of pedestrian crossing.	To be reviewed and approved by Public Works.
Sec. 4-201.H.4	<p>Loading/unloading areas. Off-street loading standards and requirements shall conform to the requirements as set forth in Article 5, Division 14.</p> <p>All loading/unloading areas and/or facilities shall be within fully enclosed areas with overhead doors. Overhead doors shall remain closed when not in use and after hours.</p>	Complies.
Sec. 4-201.H.6	<p>On-street parking.</p> <p>On-street parking must be provided on both sides of the street on all primary streets, unless encroachments for arcades/loggias are requested. Evaluation as to the amount of on-street parking provided shall be evaluated on a case-by-case basis.</p> <p>On-street parking shall not be included as satisfying the required parking requirements.</p> <p>On-street parking is encouraged on alleys.</p> <p>Removal of on-street parking shall be subject to compensation to the City based upon established City provisions.</p>	To be approved by Parking, Public Service and Public Works.
Sec. 4-201.H.7	<p>Parking garages.</p> <p>Ground floor parking that is located and fronting on a primary street is prohibited. Ground floor parking is permitted on secondary streets and shall be fully enclosed within the structure and shall be surrounded by retail uses. Ground floor parking is permitted on alley frontages.</p> <p>Parking facilities shall accommodate pedestrian access to all adjacent</p>	Complies.

## PAD and MXD Zoning Analysis: Columbus Center

Zoning Code Section	Reference/Provision	Required/Provided
	streets and alleys.	
Sec. 4-201.H.8	Parking space limitations. Restricting and/or assignment of off-street parking spaces for individual tenant or users with the use of signage, pavement markings, etc., are permitted.	Complies.
Sec. 4-201.H.9	Residential uses. Off-street parking requirements shall conform to the requirements as set forth in Article 5, Division 14.	Complies.
Sec. 4-201.H.10	Surface parking areas. Surface parking lots and/or similar vehicle use areas are prohibited to front on primary streets.	Complies.
Sec. 4-201.H.11	Valet parking areas. If valet parking is desired, the valet parking drop-off areas shall be provided on private property. Tandem and/or stacking of parking are prohibited.	Valet parking, if utilized, must be located entirely on private property and is prohibited from parking in any proposed tandem parking spaces.
<b>I. Sanitation and service areas.</b>		
Sec. 4-201.I.1	General. In accordance with Article 5, Division 17.	To be reviewed and approved by Public Service.
<b>J. Signs.</b>		
Sec. 4-201.J.1	General. In accordance with Article 5, Division 19.	To be determined.  PAD signage shall be in accordance with Article 5, Division 19.
<b>K. Streets and alleys.</b>		
Sec. 4-201.K.1	Streets and alleys. Property owner(s) may request the vacation and/or abandonment of a public right-of-way subject to the criteria and procedure in Article 3, Division 12.	Substitute alley easement is subject to review and approval by Public Works.
Sec. 4-201.K.2	Driveways.  Vehicular access to parking garages shall be from a side street or alley. Vehicular egress/ingress, including but not limited to driveways, service drives, drive-throughs, etc., may be permitted from a primary street and shall be evaluated as part of site plan review based upon the project design in relation to existing surrounding circulation. Valet access points are exempt from these provisions.  Vehicular entrances for drive-through facilities, garage entrances, service bays and loading/unloading facilities should be consolidated into one (1) curb cut to reduce the amount of vehicular penetration into pedestrian sidewalks and adjoining rights-of-way.	Complies.
Sec. 4-201.K.3	Sidewalks.	Complies.

**PAD and MXD Zoning Analysis: Columbus Center**

Zoning Code Section	Reference/Provision	Required/Provided
	<p>Pedestrian pathways and/or sidewalks shall connect to one another to form a continuous pedestrian network from parking garage entrances, parking areas, primary and secondary pedestrian entrances, etc. Wherever possible pathways shall be separated from vehicular traffic.</p> <p>Sidewalks shall be located on both sides of all streets with a minimum of four (4) foot unobstructed clear area. The clear area shall be unobstructed by utility poles, fire hydrants, benches, trash receptacles, newspaper stands, light poles, planter boxes, telephone booths or other similar temporary or permanent structures (traffic signage shall be exempt from the above regulations).</p> <p>Sidewalks at points of street intersections or pedestrian crossing shall be sloped in such a manner as to accommodate handicapped access with the use of two (2) curb cuts and/or ramps at each street intersection.</p>	
<b>L. Utilities.</b>		
Sec. 4-201.L.1	Underground utilities. All utilities shall be installed underground in accordance with the provisions of Article 5, Division 22.	To be reviewed and approved by Public Works.
Sec. 4-201.L.2	Above ground utilities. Above ground, façade, roof, mechanical and electrical facilities shall be appropriately screened to entirely hide the facility in accordance with the provisions of Article 5, Divisions 11 and 18. Screening materials may include landscaping, walls, fencing, etc., to achieve one hundred (100%) percent opacity. Approval of type of screening shall be determined at time of site plan review.	<p>To be determined.</p> <p>Need to show all proposed utilities and mechanical equipment with required screening. Determination requires full-size set of plans for review.</p>
<b>M. Miscellaneous.</b>		
Sec. 4-201.M.1	Configuration of land. The parcel proposed for development shall be a contiguous unified parcel with sufficient width and depth to accommodate the proposed uses. Public rights-of-way or other public lands shall not be considered as a separation.	Complies.
Sec. 4-201.M.2	Easements. The City may, as a condition of approval, require that	Substitute alley easement is subject to review and approval by Public Works.

## PAD and MXD Zoning Analysis: Columbus Center

Zoning Code Section	Reference/Provision	Required/Provided
	suitable areas for easements be set aside, dedicated and/or improved for the installation of public utilities and purposes which include, but shall not be limited to water, gas, telephone, electric power, sewer, drainage, public access, ingress, egress, open space, recreation and other public purposes which may be deemed necessary by the City Commission.	City Commission may require additional conditions of approval as deemed necessary.
Sec. 4-201.M.3	<p>Encroachments into public rights-of-way. Any encroachments, construction and penetration into the rights-of-way shall be subject to the following:</p> <ul style="list-style-type: none"> <li>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.</li> <li>The property owners shall be responsible for liability insurance, local taxes, and the maintenance of the encroachment and/or property.</li> </ul>	To be reviewed and approved by Public Works.
Sec. 4-201.M.4	<p>Live work units.</p> <ul style="list-style-type: none"> <li>Each live work unit, including the garage (if applicable), shall be separated by walls from other live work units or other uses in the building, and shall have the ability to construct separate entrances to each use in the future.</li> </ul>	Not applicable.
Sec. 4-201.M.6	Transfer of density and floor area ratio within the site plan. The density and floor area ratio may be transferred throughout the contiguous unified parcel.	Complies.
<b>Section 4-302. Commercial District (C)</b>		
Sec. 4-302.B	Permitted uses.	To be reviewed and approved by Zoning when obtaining certificate of use permits.
Sec. 4-302.C	Conditional uses.	To be reviewed and approved by Zoning when obtaining certificate of use permits.
Sec. 4-302.D	Performance standards.	Proposed mixed-use building must comply with Performance Standards for mixed-use developments in overlay district. See review provided under "Section 4-201. Mixed Use District (MXD)" above.

## PAD and MXD Zoning Analysis: Columbus Center

Zoning Code Section	Reference/Provision	Required/Provided
Sec. 4-302.D.7. Additional standards for mixed-use development.		
Sec. 4-302.D.7.a	Mix of uses. In order to encourage the creative mix of uses, all mixed-use developments shall have at least eight (8%) percent of the entire ground floor of retail commercial and/or office uses. The remaining portions of the building may be uses permitted in the underlying zoning designations.	Complies.
Sec. 4-302.D.7.b	Floor area ratio. When multiple uses are incorporated into a development of four (4) or more stories in height, the floor area ratio (FAR) for each use shall be individually determined and the highest of the individual FAR shall be applied to the entire development.	Complies.
Sec. 4-302.D.7.c	Ground floor treatment. Ground floor treatment for all Mixed-Use development shall be pedestrian oriented, and shall detail the percent glazing to solids, pedestrian-oriented landscaping and other features when submitting to the Board of Architects and Planning and Zoning Board.	Approved by the Board of Architects on 05/08/2014.
<b>Article 5 – Development Standards.</b>		
Article 5 – Development Standards. Division 11. Landscaping		
Sec. 5-1104.A	See Zoning Code Sec. 5-1104.A for general requirements that are applicable to all rights-of-way and private properties within the City.	Compliance required at time of final plan submittal.
Section 5-1105. Landscape requirements.		
Sec. 5-1105.A	Public rights-of-way. Must comply with items 1 thru 6 of Zoning Code Section 5-1105.A.	Requires review and approval by Public Service and Public Works.
Sec. 5-1105.C	Other properties. Must comply with items 1 thru 3 of Zoning Code Section 5-1105.C.	Requires review and approval by Public Service and Public Works.
Article 5 – Development Standards. Division 14. Parking, Loading, and Driveway Requirements		
Sec. 5-1402.A	<p>Dimensions and configuration of parking spaces.</p> <ol style="list-style-type: none"> <li>1. Required parking space dimensions:               <ol style="list-style-type: none"> <li>a. Parallel parking spaces: 9 feet by 22 feet.</li> <li>b. Angled parking spaces: 8½ feet by 18 feet.</li> <li>c. Disabled parking spaces shall be dimensioned in accordance with Chapter 11 of the Florida Building Code.</li> </ol> </li> <li>2. Wheel stops and curbing. Precast concrete wheel stops or curbing shall be provided for all angled</li> </ol>	<p>To be determined.</p> <p>Compliance required at time of final plan submittal.</p>

**PAD and MXD Zoning Analysis: Columbus Center**

Zoning Code Section	Reference/Provision	Required/Provided
	<p>parking spaces that abut a sidewalk such that cars are curbed at 16 ½ feet. The balance of the required depth of the parking spaces between the wheel stop or curb and the sidewalk shall be clear of obstructions.</p> <p>3. Required aisle widths. Minimum required aisle widths for two-way aisles: 22 feet.</p>	
Sec. 5-1402.B	<p>Dimensions of loading spaces. Loading spaces shall be at least 10 feet wide by 25 feet long, and shall provide at least 14 feet of vertical clearance.</p>	<p>To be determined.</p> <p>Compliance required at time of final plan submittal.</p>
Sec. 5-1406.A	<p>General.</p> <p>1. All triangles of visibility that are required by this Section shall be kept clear of visual obstructions between a height of 2½ feet and 8 feet above the established grade.</p> <p>2. Visibility triangles for driveways and intersections that are not included in this section shall be provided in accordance with the standards set out in the Miami-Dade County Code.</p>	<p>Complies.</p>
Sec. 5-1409.B	<p>Calculation of parking requirements.</p> <p>(List parking requirements for each proposed use as specified in Zoning Code Section 5-1409. Amount of required parking)</p>	<p>Complies.</p> <p>See Sheet A-0.5.1 for parking calculations.</p>
Sec. 5-1410.A	<p>Tandem spaces. Tandem spaces are permitted as required parking; provided each set of tandem parking spaces are assigned to an individual unit within the building.</p>	<p>Not applicable.</p>
Sec. 5-1410.B.2	<p>Vertical parking lifts may utilize the following maximum percentages to satisfy required parking spaces, calculated at two (2) parking spaces per lift, within a building:</p> <p>a. Twenty percent (20%) of the first fifty (50) parking spaces; and,</p> <p>b. Ten percent (10%) from fifty-one (51) spaces to two-hundred (200) spaces; and</p> <p>c. Five (5%) percent thereafter.</p> <p>Vertical parking lift systems shall be limited to two-levels/decks and each lift shall be controlled exclusively by one (1) tenant/unit</p>	<p>Not applicable.</p>

CITY OF CORAL GABLES  
PLANNING DEPARTMENT  
2014 JUN -3 PM 2:05



# MIAMI DAILY BUSINESS REVIEW

Published Daily except Saturday, Sunday and  
Legal Holidays  
Miami, Miami-Dade County, Florida

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE:

## CITY OF CORAL GABLES, FLORIDA NOTICE OF PUBLIC HEARING

**City Public Hearing Dates/Times** Local Planning Agency (LPA)/  
Planning and Zoning Board  
Wednesday, June 11, 2014, 6:00 - 9:00 p.m.

**Location** City Commission Chambers, City Hall,  
405 Biltmore Way,  
Coral Gables, Florida, 33134

Before the undersigned authority personally appeared M. ZALDIVAR, who on oath says that he or she is the LEGAL CLERK, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Miami in Miami-Dade County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

**PUBLIC NOTICE** is hereby given that the City of Coral Gables, Florida, Local Planning Agency (LPA)/ Planning and Zoning Board (PZB) will conduct Public Hearings on the following:

CITY OF CORAL GABLES LOCAL PLANNING AGENCY (LPA)  
PUBLIC HEARING - JUNE 11, 2014

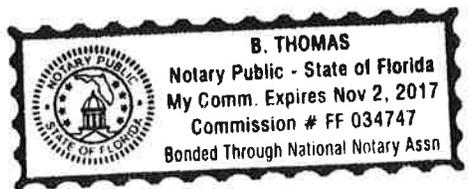
in the XXXX Court,  
was published in said newspaper in the issues of  
05/30/2014

- Items 1 and 2 are related.
- 1. 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 construction of the second phase of the existing commercial project referred to as the "Columbus Center" on the property legally described as Lots 3-40 and portions of alleyway, Block 22, Section L (100 Alhambra Circle and 1 Alhambra Plaza), Coral Gables, Florida; including required conditions; providing for severability, repealer, codification, and an effective date. (Legal description on file at the City)
- 2. 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 construction of the second phase of the existing commercial project referred to as the "Columbus Center" on the property legally described as Lots 3-40 and portions of alleyway, Block 22, Section L (100 Alhambra Circle and 1 Alhambra Plaza), Coral Gables, Florida; including required conditions; providing for an effective date. (Legal description on file at the City)
- 3. An Ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code, Article 3, "Development Review", Division 10, "Transfer of Development Rights (TDR)", by expanding the area for qualifying TDR sending sites to include historically designated properties within a Multi-Family 2 (MF2) District located in the area north of the Central business District (CBD) bounded by, SW 8th Street (north), Navarre Avenue (south), Douglas Road (east) and LeJeune Road (west); providing for severability, repealer, codification and an effective date.
- 4. An Ordinance of the City Commission of Coral Gables, Florida, repealing Sections 101-20, 101-21, 101-22, 101-23, 101-24, 101-25 And 101-26 of Article II, Development Review Committee, of Chapter 101, Administration And Enforcement, of the Coral Gables Code of Ordinances in its entirety; and Division 8 of Article 2, Decision Making

Affiant further says that the said Miami Daily Business Review is a newspaper published at Miami in said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Miami-Dade County, Florida, each day (except Saturday, Sunday and Legal Holidays) and has been entered as second class mail matter at the post office in Miami in said Miami-Dade County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this  
30 day of MAY, A.D. 2014  
*B. Thomas*  
(SEAL)

M. ZALDIVAR personally known to me



CITY OF CORAL GABLES  
PLANNING DEPARTMENT  
2014 JUN -3 PM 2:05

and Administrative Bodies, of the Official Zoning Code of Coral Gables in its entirety; providing for a new Division 8, of Article 2, Official Zoning Code of Coral Gables, by updating, revising and codifying Development Review Committee (DRC) procedures and review requirements as originally established in Ordinance No. 2003-45; providing for severability, repealer, codification and an effective date.

All interested parties are invited to attend and participate. Upon recommendation by the Board, the applications will be scheduled for City Commission consideration. Please visit the City webpage at [www.coralgables.com](http://www.coralgables.com) to view information concerning the applications. The complete applications are on file and available for examination during business hours at the Planning and Zoning Division, 427 Biltmore Way, Suite 201, Coral Gables, Florida, 33134. Questions and written comments can be directed to the Planning Division at [planning@coralgables.com](mailto:planning@coralgables.com) (FAX: 305.460.5327) or 305.460.5211.

Ramon Trias  
Director of Planning and Zoning  
Planning & Zoning Division

City of Coral Gables, Florida

Any person, who acts as a lobbyist pursuant to the City of Coral Gables Ordinance No. 2006-11, as amended, must register with the City Clerk prior to engaging in lobbying activities before City Staff, Boards, Committees or City Commission. A copy of the Ordinance is available in the Office of the City Clerk, City Hall. If a person decides to appeal any decision made by a Board, Committee or City Commission with respect to any matter considered at a meeting or hearing, that person will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based (F.S. 286.0105). Any meeting may be opened and continued and, under certain circumstances, additional legal notice will not be provided. Any person requiring special accommodations for participation in the proceedings or the materials in accessible format should contact Walter Carlson, Assistant City Planner at 305.460.5211, no less than three working days prior to the meeting. All meetings are telecast live on Coral Gables TV Channel 77.

14-3-171/2291396M

	<p align="center"><b>City of Coral Gables Courtesy Public Hearing Notice</b></p> <p align="center">May 30, 2014</p>	
<b>Applicant:</b>	<b>USRE Holdings, LLC</b>	
<b>Application:</b>	<b>Conditional Use Review of a Planned Area Development (PAD) and Mixed Use (MXD) Site Plan Review</b>	
<b>Property:</b>	<b>Columbus Center (1 Alhambra Plaza and 100 Alhambra Circle)</b>	
<b>Public Hearing - Date/Time/ Location:</b>	<b>Planning and Zoning Board/ Local Planning Agency, June 11, 2014, 6:00 – 9:00 p.m., City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida, 33134</b>	

**PUBLIC NOTICE** is hereby given that the City of Coral Gables, Florida, Planning and Zoning Board (PZB)/Local Planning Agency (LPA) will conduct a Public Hearing on June 11, 2014 on the following applications at the Coral Gables City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida:

1. *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 construction of the second phase of the existing commercial project referred to as the "Columbus Center" on the property legally described as Lots 3-40 and portions of alleyway, Block 22, Section L (100 Alhambra Circle and 1 Alhambra Plaza), Coral Gables, Florida; including required conditions; providing for severability, repealer, codification and an effective date. (Legal description on file at the City)*
2. *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 construction of the second phase of the existing commercial project referred to as the "Columbus Center" on the property legally described as Lots 3-40 and portions of alleyway, Block 22, Section L (100 Alhambra Circle and 1 Alhambra Plaza), Coral Gables, Florida; including required conditions; providing for an effective date. (Legal description on file at the City)*

All interested parties are invited to attend and participate. Upon recommendation by the Board, the application will be scheduled for City Commission consideration. Please visit the City webpage at [www.coralgables.com](http://www.coralgables.com) to view information concerning the application. The complete application is on file and available for examination during business hours at the Planning Division, 427 Biltmore Way, Suite 201, Coral Gables, Florida, 33134. Questions and written comments regarding the application can be directed to the Planning Division at [planning@coralgables.com](mailto:planning@coralgables.com), FAX: 305.460.5327 or 305.460.5211. Please forward to other interested parties.

Sincerely,

*City of Coral Gables, Florida*