



City of Coral Gables
Planning and Zoning Staff Report

Mediterranean Village
2801, 2901 and 3001 Ponce de Leon Boulevard
February 11, 2015
Planning and Zoning Board

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CITY OF CORAL GABLES
- MEMORANDUM -

TO: Planning and Zoning Board
FROM: Ramon Trias AIA AICP LEED AP
Director of Planning and Zoning

DATE: February 11, 2015
SUBJECT: Mediterranean Village
Executive Summary

Site Information

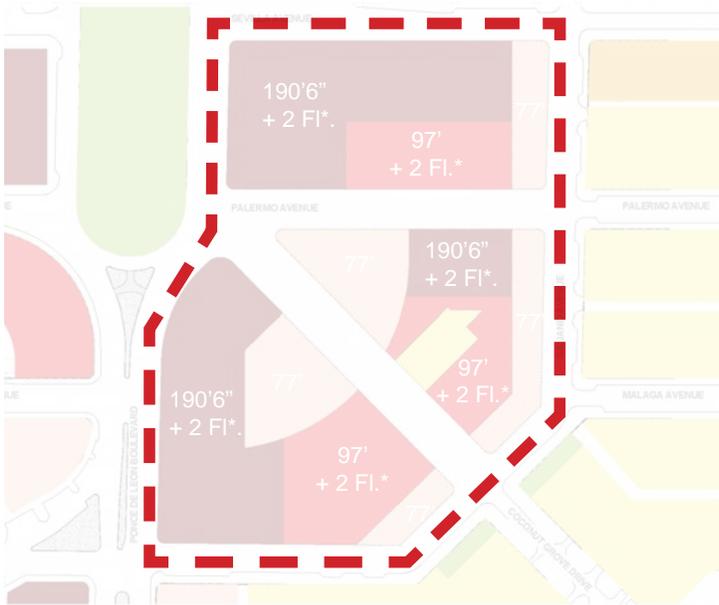
The Mediterranean Village Planned Area Development (PAD) project is a 6.7 acre mixed-use project near the Central Business District on the site of the approved 2007 Old Spanish Village project.

FAR	4.375 FAR (1,280,974 sf)
Height	Low Rise <ul style="list-style-type: none">• Townhouses: 36'• Gym and Ballroom Podium: 70' Mid Rise <ul style="list-style-type: none">• Residential Amenity Podium: 80'• Cinema Podium: 116' High Rise <ul style="list-style-type: none">• 3 Residential Towers: 190'6"• Office Tower: 190'6"• Hotel Tower: 218'6"
Program	229 Residential Units 314,000 sf Office 324,400 sf Restaurant, Service, Entertainment, and Retail 184 Hotel Rooms
Parking	2,691 spaces

Applicant's Request

- 1. Comprehensive Plan Map Amendment**
 - amending the locations of the Commercial Land Uses on site to allow site plan approval
- 2. Comprehensive Plan Text Amendment**
 - legislative changes that make possible unique characteristics of the project
 - As implemented through concurrent zoning code amendment, amendments will only affect the three City blocks where project is proposed
- 3. Mediterranean Village Form-Based Code**
 - illustrative zoning overlay that regulates design, function, and performance of the project
 - location-specific urban design features such as towers, arcades, plazas, and setbacks
 - enhanced architectural quality through carefully crafted Mediterranean design standards
 - emphasis on walkability and transit, with mandatory transit and streetscape improvements
- 4. Mediterranean Village PAD Site Plan**
 - retail, restaurant, entertainment, service, leisure, residential, hotel, and office space
 - enhances public space, streetscape, and scenic vistas in downtown
- 5. Alley Vacation**
 - 85' long portion of a 20' wide alley
- 6. Development Agreement**
 - ensures the high quality design, construction, and maintenance of project
 - memorializes public benefits provided as part of the project

Illustration of Legislative Amendments (Proposed Comprehensive Plan Map and Text Amendments)



Height Limit:

Refer to map. All heights further limited by the Mediterranean Village Form-Based Code and Planned Area Development Plan.
* Up to 2 extra floors permitted for rooftop public spaces, in approved locations.

Intensity Limit:

Controlled by Mediterranean Village Form-Based Code for Commercial Land Uses inside of a Mediterranean Village project.

Residential Use:

Permitted in Commercial Land Uses inside of a Mediterranean Village project according to the regulations of the Mediterranean Village Form-Based Code.

Legend



Illustration of Proposed Mediterranean Village PAD Site Plan



Recommendation

Approval with Conditions*

* see Staff Report for complete analysis and Conditions of Approval



City of Coral Gables Planning and Zoning Staff Report

Applicant: Agave Ponce, LLC

Application: Comprehensive Plan Map and Text Amendment,
Zoning Code Text Amendment, Planned Area Development Site Plan,
Alley Vacation, Development Agreement

Property: 2801, 2901, 3001 Ponce de Leon Boulevard
(Proposed site of Mediterranean Village Planned Area Development)

Public Hearing: Planning and Zoning Board / Local Planning Agency

Date & Time: **February 11, 2015, 6:00 – 9:00 p.m.**

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

1. APPLICATION REQUEST

Comprehensive Plan map and text amendment, Zoning Code text amendment, Planned Area Development Site Plan Review, Alley Vacation, and Development Agreement for the project referred to as the “Mediterranean Village”, as follows:

1. An Ordinance of the City Commission of Coral Gables, Florida requesting an amendment to the Future Land Use Map of the City of Coral Gables Comprehensive Plan pursuant to Zoning Code Article 3, “Development Review,” Division 15, “Comprehensive Plan Text and Map Amendments,” and Small Scale Amendment procedures (S.163.3187, Florida Statutes), changing the boundaries between Commercial Low-Rise Intensity, Commercial Mid-Rise Intensity and Commercial High-Rise Intensity Land Use designations on property generally bounded by Sevilla Avenue on the north, Malaga Avenue on the south, Ponce de Leon Boulevard on the west and Galiano Street on the east, and generally known as 2801, 2901, and 3001 Ponce de Leon Boulevard, Coral Gables, Florida as shown on Exhibit “A” and legally described on Exhibit “B;” providing for severability, repealer and an effective date. (Legal description of property on file at the City) (LPA review)
2. An Ordinance of the City Commission of Coral Gables, Florida requesting an amendment

to the text of the City of Coral Gables Comprehensive Plan, Future Land Use Element, Policy FLU-1.1.3, "Table FLU-2. Commercial Land Uses," pursuant to expedited State review procedures (S.163.3184, Florida Statutes) and Zoning Code Article 3, "Development Review," Division 15, "Comprehensive Plan Text and Map Amendments;" amending the "Commercial High-Rise Intensity," "Commercial Mid-Rise Intensity," and "Commercial Low-Rise Intensity" Land Use Classifications to provide that (A) residential use shall be permitted and (B) intensity shall be controlled by a Planned Area Development plan instead of by Floor Area Ratio, in a project developed in accordance with the Mediterranean Village Form-Based Code; and further amending the "Commercial High-Rise Intensity" and "Commercial Mid-Rise Intensity" Land Use Classifications to provide that, in such a Mediterranean Village project, additional height may be granted for specified uses or architectural embellishment; providing for severability, repealer and an effective date. (LPA review)

3. An Ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code, by amending Article 3, "Development Review," Division 5, "Planned Area Development," to create Section 3-510, "Mediterranean Village Form-Based Code," with form-based development standards that modify and supplement the existing Planned Area Development standards and criteria to allow appropriate infill and redevelopment in urbanized areas if certain minimum requirements are met; and amending Appendix A, "Site Specific Zoning Regulations," Section A-36 "Crafts Section," by removing Section A-36.B.5. regarding the use, design and number of stories for development in Block 20; providing for severability, repealer, codification and an effective date. (LPA review)
4. An Ordinance of the City Commission of Coral Gables, Florida granting approval of a proposed Planned Area Development (PAD) approval referred to as "Mediterranean Village" pursuant to Zoning Code Article 3, "Development Review", Division 5, "Planned Area Development (PAD)", for the construction of a project consisting of a mix of uses including office, commercial, retail, hotel and residential, consistent with the separately proposed Section 3-510 "Mediterranean Village Form-Based Code," on the property legally described as Block 20, Block 23 (Less Lot 12 and a portion of Lot 11), and Block 30, Crafts Section, also generally known as 2801, 2901, And 3001 Ponce de Leon Boulevard, Coral Gables, Florida; including required conditions; providing for severability, repealer and an effective date. (Legal description of property on file at the City)
5. An Ordinance of the City Commission of Coral Gables, Florida requesting partial abandonment and vacation of a 20-foot wide public alleyway generally running east-west approximately 85 feet in length, dividing Blocks 3, 4 and Tract F from Block 5 and Tract G of Ponce Place Villas East pursuant to Zoning Code Article 3, Division 12, "Abandonment And Vacations" and City Code Chapter 62, Article 8, "Vacation, Abandonment and Closure of Streets, Easements and Alleys By Private Owners and the City; Application Process," and the dedication of a public access easement generally

running over an internal driveway from Palermo Avenue to Coconut Grove Drive related to proposed development consistent with the separately proposed Section 3-510 “Mediterranean Village Form-Based Code,” on the property generally known as 2801, 2901, and 3001 Ponce de Leon Boulevard, Coral Gables, Florida; including required conditions; providing for severability, repealer and an effective date. (Legal description of vacation on file at the City)

6. An Ordinance of the City Commission of Coral Gables, Florida approving a Development Agreement pursuant to Zoning Code Article 3, Division 20, entitled “Development Agreements,” for a proposed Planned Area Development referred to as “Mediterranean Village” related to the construction of a project consisting of a mix of uses including office, commercial, retail, hotel and residential, consistent with the separately proposed Section 3-510 “Mediterranean Village Form-Based Code,” on the property legally described as Block 20, Block 23 (Less Lot 12 and a portion of Lot 11), and Block 30, Crafts Section, generally known as 2801, 2901, and 3001 Ponce de Leon Boulevard, Coral Gables, Florida; providing for severability, repealer and an effective date. (Legal description of property on file at the City)

Comprehensive Plan text and map amendments, Zoning Code text amendments, PAD site plans, development agreements, and alley vacations require review and recommendation by the Planning and Zoning Board (PZB) and consideration by the City Commission at two (2) advertised public hearings (via Ordinance). Full text of these ordinances is found in **Attachment Q, Attachment R, Attachment S, Attachment T, Attachment U, and Attachment V.**

2. APPLICATION SUMMARY

Agave Ponce, LLC (hereinafter referred to as “Applicant”), submitted an application (hereinafter referred to as the “Application”) for review of Comprehensive Plan map and text amendments and Zoning Code text amendments, in association with a Planned Area Development (PAD) site plan review. The legislative requests were considered by the Planning and Zoning Board (PZB) at their meeting on December 10, 2014. At that meeting, the PZB continued the item, requesting that the applicant return with the PAD site plan so that the legislative changes could be reviewed concurrently with the site plan. Accordingly, the Applicant has submitted the complete application package, including Comprehensive Plan map and text amendments, Zoning Code text amendments, PAD site plan, accompanying development agreement, and alley vacation items for review and recommendation. A summary application package submitted by the Applicant is provided as **Attachment A**; the full application package is included as **Attachment B**.

Project Summary

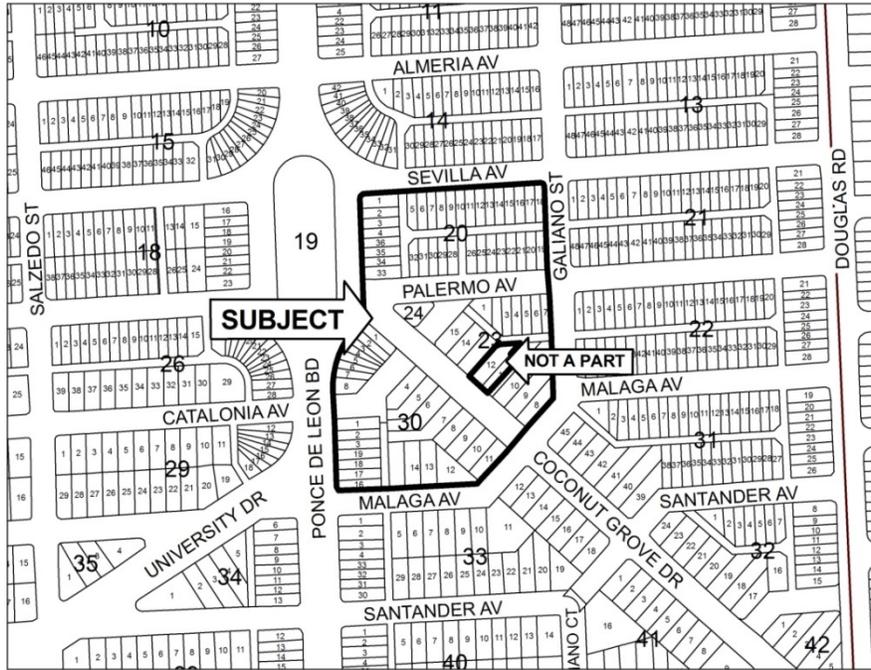
The subject property is located one block south of the City’s Central Business District (CBD), and is generally bounded by Sevilla Avenue to the north, Malaga Avenue to the south, Galiano Street to the east, and Ponce de Leon Boulevard to the west. The property fronts Ponce Circle, the largest public open space in the urban center of Coral Gables. The property is approximately 6.72 acres. The project site was originally assembled in the 2000s and approved by City Commission as a Planned Area Development called Old Spanish Village. (See **Attachment I** for more information). The project was never completed.

A new developer, the Applicant, has come to the table with a new proposal for a PAD of greater intensity and a greater mix of uses, including a substantial retail and entertainment component. The project consists of retail mall-type development with 29,000 sq ft of restaurant space, 124,700 sq ft of retail anchor space, 117,200 sq ft of in-line retail, a 32,000 sq ft cinema, a 12,000 sq ft daycare, a 9,500 sq ft gym, a 184 room five-star hotel, a 314,000 sq ft Class A office building, three residential towers with a total of 214 units, and 15 townhomes. The project also includes:

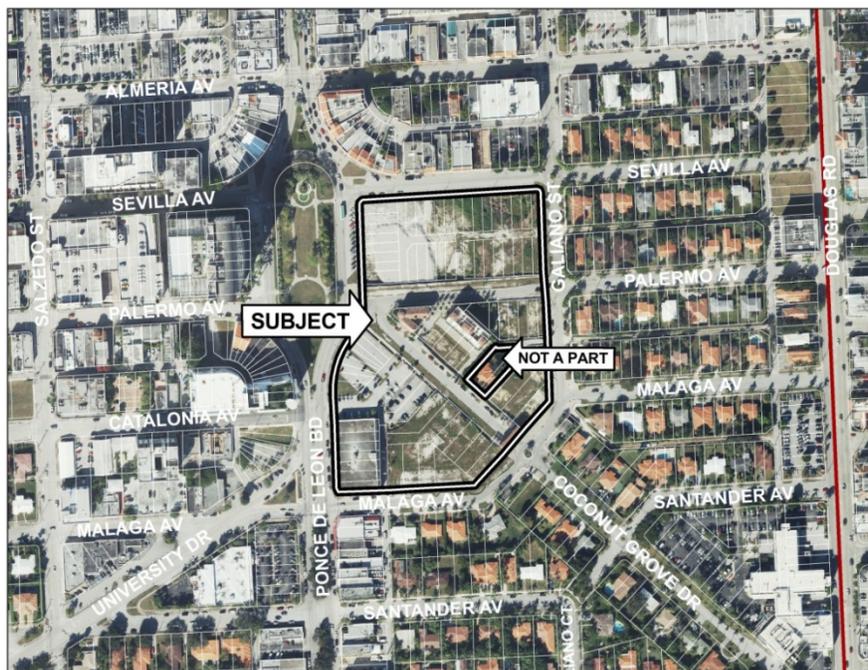
- publicly-accessible rooftop restaurant that provides unique views,
- two levels of underground parking, reducing bulk and mass of above-ground parking,
- streetscape and public space improvements.

Project Location

The property is bounded by Sevilla Avenue (north), Malaga Avenue (south), Galiano Street (east) and Ponce de Leon Boulevard (west), as shown on the following location map and aerial photo:



Block, Lot and Section Location Map



Aerial

Site Data and Surrounding Uses

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

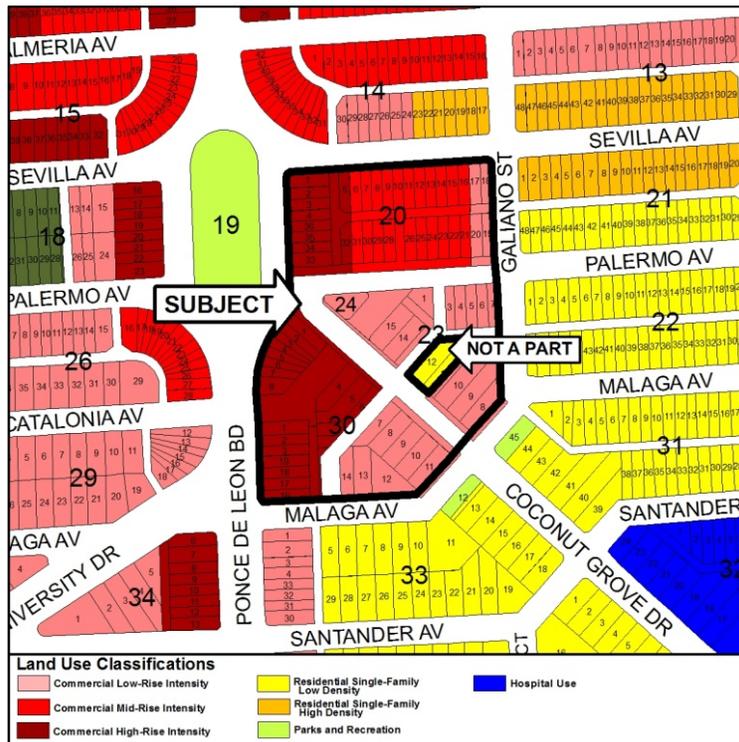
Existing Property Designations

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

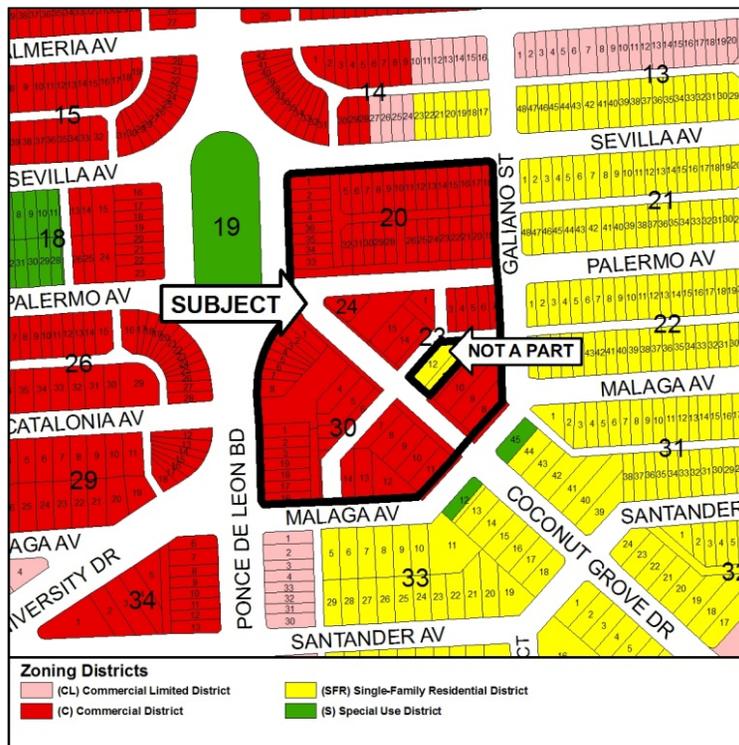
Surrounding Land Uses

LOCATION	EXISTING LAND USES	COMPREHENSIVE PLAN DESIGNATIONS	ZONING DESIGNATIONS
North	One and Two-Story Offices; Parking Lot	“Commercial Mid-Rise Intensity” “Commercial Low-Rise Intensity” “Residential Single-Family High Density”	Commercial (C) Commercial Limited (CL) Single-Family Residential (SFR)
South	One-Story Restaurant (Christy’s); Single-Family Residences	“Commercial Low-Rise Intensity” “Residential Single-Family Low Density” “Parks and Recreation”	Commercial Limited (CL) Single-Family Residential (SFR) Special Use (S)
East	Project Gateway Feature Mini Park; Single-Family Neighborhood	“Residential Single-Family High Density” “Residential Single-Family Low Density” “Parks and Recreation”	Single-Family Residential (SFR) Special Use (S)
West	Ponce Circle Park; Regions Bank Building; Ponce Cat Building	“Parks and Recreation” “Commercial High-Rise Intensity” “Commercial Mid-Rise Intensity” “Commercial Low-Rise Intensity”	Commercial (C) Special Use (S)

The property's existing land use or zoning designations are illustrated on the following maps:



Existing Future Land Use Map



Existing Zoning Map

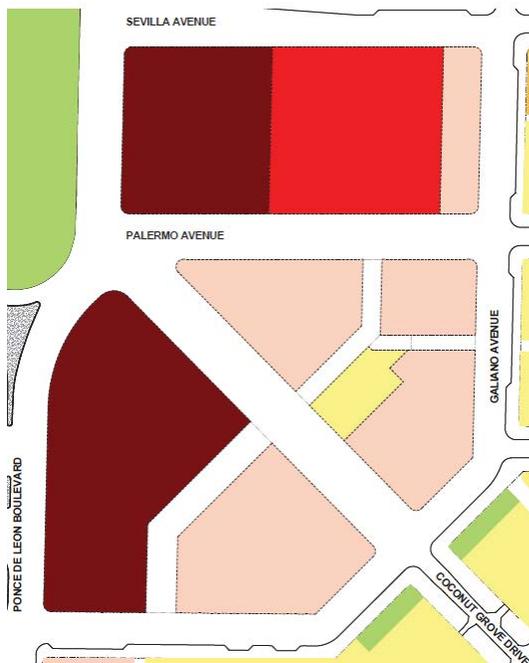
3 . APPLICANT’S PROPOSAL

Comprehensive Plan Map Amendment

The Applicant is requesting the following changes to the City’s Future Land Use Map designation:

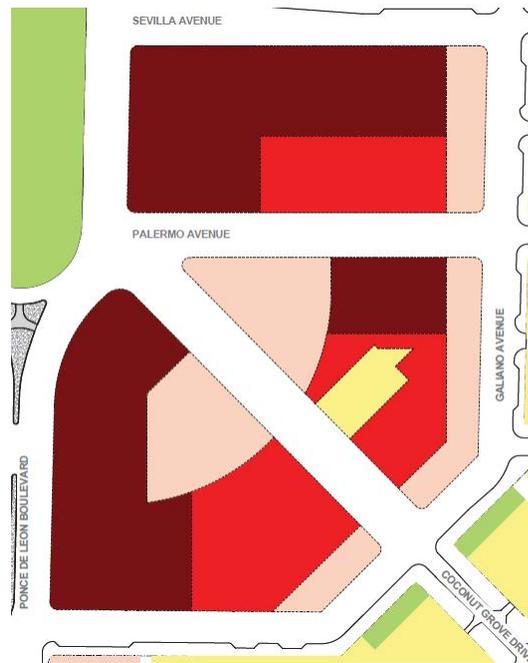
- Changing the boundaries between “Commercial Low-Rise Intensity,” “Commercial Mid-Rise Intensity,” and “Commercial High-Rise Intensity.”

The Comprehensive Plan’s description of each land use classification is shown on page 9 and 10. A comparison of the existing Future Land Use Map and the Applicant's requested designations is shown on the following maps. A complete legal description of the proposed boundaries is included in **Attachment Q, Exhibit B** at the end of this staff report.



Existing Future Land Use Map

High Rise Intensity (dark red): **2.60 acres**
Mid Rise Intensity (red): **1.14 acres**
Low Rise Intensity (light pink): **2.56 acres**



Proposed Future Land Use Map

High Rise Intensity (dark red): **3.29 acres**
Mid Rise Intensity (red): **1.76 acres**
Low Rise Intensity (light pink): **1.67 acres**

Comprehensive Plan Text Amendment

The Applicant is requesting a change to the City’s Comprehensive Plan text in order to allow Mediterranean Village projects to be controlled by Mediterranean Village Form-Based Code regulations rather than certain provisions of the Comprehensive Plan. The proposed Form-Based Code and the Comprehensive Plan text amendments work hand-in-hand to promote place-specific, urban design-oriented regulations for Mediterranean Village projects.

Examples of how these Comprehensive Plan text amendments work hand-in-hand with the Form-Based Code are described below:

- Commercial High-Rise, Mid-Rise, and Low-Rise Intensity: Floor Area Ratio (FAR) provisions are removed from the Commercial Land Use Classifications. The Form-Based Code regulations limit intensity by controlling the massing, form and design of buildings according to a Street Type Plan.
- Commercial High-Rise, Mid-Rise, and Low-Rise Intensity: Residential use is permitted in Mediterranean Village projects. Residential use is mandatory as part of the mixed-use provisions of the Form-Based Code.
- Commercial High-Rise Intensity: A Signature Terminated Vista, as defined by the Mediterranean Village Form-Based Code and indicated in the Regulating Plan, may exceed 190’6” by two additional stories (this allows the public restaurant on the hotel rooftop).
- Commercial Mid-Rise Intensity: A building with a Publicly Accessible Activated Rooftop, as defined by the Mediterranean Village Form-Based Code and indicated in the Regulating Plan, may exceed 97’ by one floor.

Policy FLU-1.1.3.

Table FLU-2. Commercial Land Uses			
Classification	Description	Density/Intensity	Height
Commercial High-Rise Intensity.	This category is oriented to the highest intensity commercial uses, including residential, retail, services, office, and mixed use.	<p>Maximum F.A.R. of 3.0, or 3.5 with architectural incentives. Up to an additional 25% F.A.R. may be granted for properties qualifying as receiving sites for Transfer of Development Rights (TDRs).</p> <p>Residential use shall only be permitted as part of a mixed-use development as provided herein, <u>or a Mediterranean Village.</u></p> <p><u>The intensity of a project located in a Mediterranean Village is not regulated by F.A.R., and instead</u></p>	<p>Up to 150’ maximum (no limitation on floors), or 190.5’ maximum (with a maximum 3 additional floors) with architectural incentives per the Zoning Code.</p> <p><u>The heights of structures located in a project located in a Mediterranean Village may exceed the applicable maximum, to the extent approved by the City, for those areas containing only (a) architectural embellishment or (b) a top floor</u></p>

Table FLU-2. Commercial Land Uses			
Classification	Description	Density/Intensity	Height
		<u>controlled by an approved Mediterranean Village PAD Plan.</u>	<u>(one or two level) dining, entertainment, or other similar destination use open to the public, or (c) a top floor containing an activated rooftop.</u>
Commercial Mid-Rise Intensity.	This category is oriented to medium intensity pedestrian and neighborhood commercial uses, including residential, retail, services, office, and mixed use.	<p>Maximum F.A.R. of 3.0, or 3.5 with architectural incentives. Up to an additional 25% F.A.R. may be granted for properties qualifying as receiving sites for Transfer of Development Rights (TDRs).</p> <p>Residential use shall only be permitted as part of a mixed-use development as provided herein, <u>or a Mediterranean Village.</u></p> <p><u>The intensity of a project located in an Mediterranean Village is not regulated by F.A.R., and instead controlled by an approved Mediterranean Village PAD Plan.</u></p>	<p>Up to 70' maximum (no limitation on floors), or 97' maximum (with a maximum 2 additional floors) with architectural incentives per the Zoning Code.</p> <p><u>The heights of structures located in a project located in a Mediterranean Village may exceed the applicable maximum, to the extent approved by the City, for those areas only containing (a) architectural embellishment or (b) a top floor (one or two level) dining, entertainment, or other similar destination use open to the public, or (c) a top floor containing an activated rooftop.</u></p>
Commercial Low-Rise Intensity.	This category is oriented to low intensity pedestrian and neighborhood commercial uses, including residential, retail, services, office, and mixed use.	<p>Maximum F.A.R. of 3.0, or 3.5 with architectural incentives. Up to an additional 25% F.A.R. may be granted for properties qualifying as receiving sites for Transfer of Development Rights (TDRs).</p> <p>Residential use shall only be permitted as part of a mixed-use development as provided herein, <u>or a Mediterranean Village.</u></p> <p><u>The intensity of a project located in a Mediterranean Village is not regulated by F.A.R., and instead controlled by an approved Mediterranean Village PAD Plan.</u></p>	<p>Up to 50' maximum (no limitation on floors), or up to 77' maximum (with a maximum of 2 additional floors) with architectural incentives per the Zoning Code.</p>

Zoning Code Text Amendment

The proposed Zoning Code Text Amendment includes a proposed Mediterranean Village Form-Based Code that is only available for Planned Area Development projects in a designated area of the City. At this time, the only location in the City of Coral Gables that meets the criteria to apply the Form-Based Code is bounded by Galiano Street to the east, Ponce de Leon Boulevard to the west, Sevilla Avenue to the north, and Malaga Avenue to the south. This area contains the subject property at 2801, 2901, and 3001 Ponce de Leon Boulevard, and the property at 2915 Coconut Grove Drive, which is not included in this Application.

The proposed Mediterranean Village Form-Based Code is intended to enhance the quality and aesthetics of proposed large-scale mixed-use projects by placing emphasis on building form, open space, and quality design, thereby improving the effectiveness of City regulations. Form-based codes place greater focus on design and are illustrated with graphics, in an effort to facilitate their application by the Applicant and their review by staff. A form-based code would be a new type of regulatory tool for the City of Coral Gables. Nevertheless, the Coral Gables Zoning Code already contains many notions that would be typically found in a form-based code.

Attachment D includes the full text and illustrations from the proposed Form-Based Code. **Attachment F** includes an introduction to Form-Based Codes and their use around the Country, as well as the minutes from an expert panel review of the Mediterranean Village Form-Based Code. **Attachment G** includes a complete analysis of the proposed PAD code changes. **Attachment H** includes an analysis of shared parking and parking reduction strategies, which is an important component of the proposed Zoning Code Text Amendment.

Specific Zoning Code Requirements adjusted by the Mediterranean Village Form-Based Code

Zoning Code Section	Provision	Proposed Mediterranean Village Form-Based Code Requirements
Section 4-302 Commercial District (C) D.5.b.	C properties shall have a height limitation of three (3) floors or forty-five (45) feet, whichever is less, within one-hundred (100) feet of an adjacent, abutting or contiguous (including streets, waterways, or alleys) SFR and/or MF1 property, as measured from the C property line.	Building height and transitions to residential uses are controlled by the Street Types Plan and the Building Form Standards
Section 4-402. Prohibited uses, certain streets.	No driveway for use by motor vehicles or any other purpose shall be permitted to be constructed across the sidewalks on properties abutting Miracle Mile from Douglas Road to LeJeune Road and/or on properties abutting Ponce de Leon Boulevard from Minorca Avenue to University Drive.	Driveways permitted on Ponce de Leon Boulevard as part of a PAD Regulating Plan that is approved by Commission

Elements of the Mediterranean Village Form-Based Code

The proposed Mediterranean Village Form-Based Code is unique in that it prescribes architectural standards and it controls development outcome through the following tools:

- Street Type Plan (Figure 1),
- Regulating Plan (Figure 2),
- Building Form Standards, which are rules that apply based on Street Type (Figure 3),
- General Standards, which are rules that apply to all buildings, and
- Architectural Standards (Figure 4).

The Street Type Plan and a Regulating Plan serve as a supplement to the Future Land Use Map and the Zoning Map. A Street Type Plan is a map indicating the location of specific Street Types, which is used to control the development fronting that street. Features such as building height, profile, placement, and potential encroachment are controlled by the Street Type Plan. The Regulating Plan is a map designating the locations of physical features that must be included in any subsequent building, such as storefronts, arcades, and terminated vistas.

The Building Form Standards establish the physical and functional relationships between buildings. The standards set forth rules related to building placement (build-to-zones, setbacks, etc.), parking location, and building heights. The General Standards are tailored regulations that apply to all buildings throughout the Mediterranean Village, and address issues such as parking, landscaping, and sustainability. The Architectural Standards address many components of architectural detailing and building design that relate to the public realm between buildings and the street.

Site Specific Zoning Text Amendment

In addition to the proposed Form-Based Code, the application includes a proposal to remove the Site Specific regulations for a portion of Block 20, Crafts Section, in order to allow greater flexibility in the use and form of a building. This is consistent with the City's approach to MXD project, which are required to repeal their Site Specific regulations. The text proposed to be removed is shown below:

Appendix A, Section A-36 - Crafts Section., B. Height of buildings.:

~~5. A multi-story building thirteen (13) stories in height, as per submitted plans for use as an office building may be constructed on Lots 1, 2, 3, 4, 33, 34, 35 and 36, Block 20, according to Plat Book 10, Page 40 of the Public Records of Miami-Dade County, Florida.~~

B. Street Type Plan

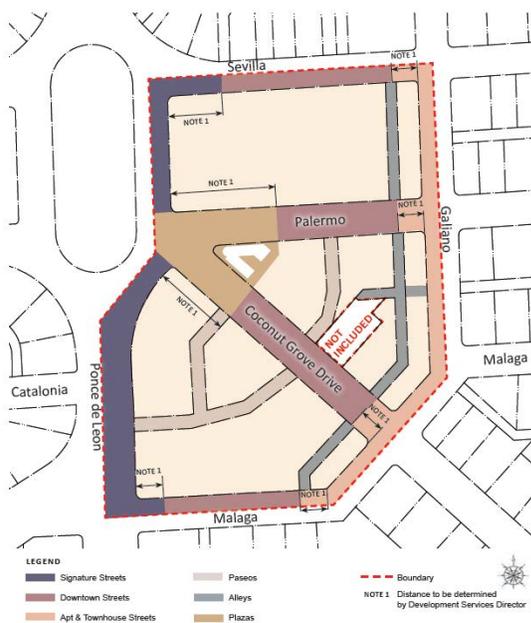


Figure 1. Street Type Plan

C. Regulating Plan

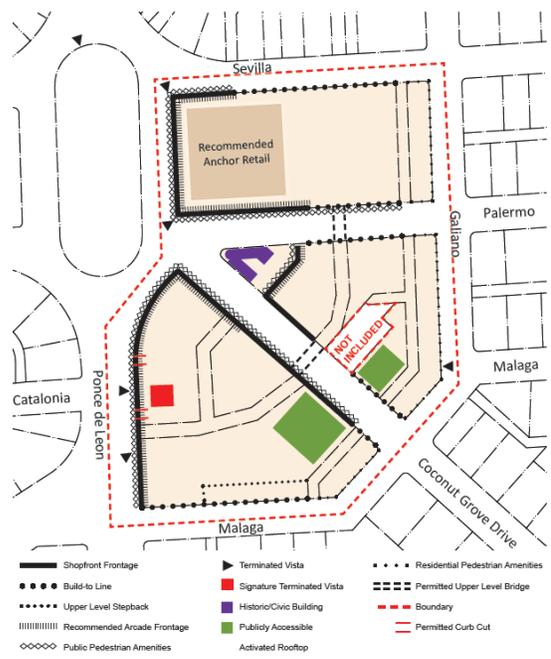
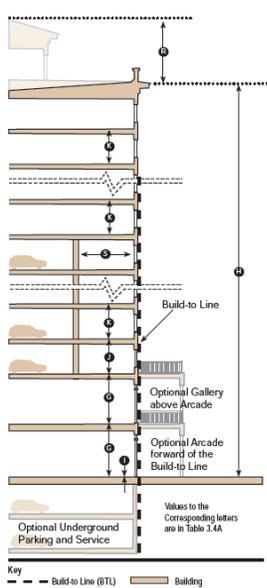


Figure 2. Regulating Plan

E. Signature Streets

Signature Streets are primary thoroughfares in Coral Gables with wide rights of way that can accommodate taller buildings.

1. Building Heights & Profile

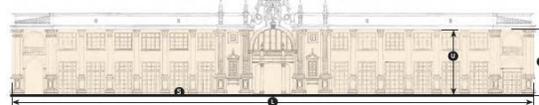
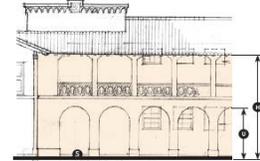


Building Heights & Profile, Table 3.4A	
Heights	
Building Height ⁽¹⁾	3 Floors min 190'-6" to zero max or as provided in the Comprehensive Plan
Signature Terminated Vista Element ⁽²⁾	2 Floors max
Rooftop Architectural Elements ⁽³⁾	2 Floors max
Rooftop Area	3/4 max
Height Above Rooftop	25' max
Signature Terminated Vista Element ⁽⁴⁾	1/2 Building Height, including 25' allowed
Floor Heights (floor to floor)	
Ground Floor & 2nd Floor	11' min 17' max
Third Floor	9' min 17' max
Upper Floors (above 3rd Floor) ⁽⁵⁾	9' min 13'6" max
Ground Finished Floor above sidewalk ⁽⁶⁾	6' max
Profile	
Building Separation above 7th Floor	45' min
Building Floorplate above 7th Floor	30,000sf office max 20,000sf residential 215' length max
Parking Placement	3rd - 7th Floor
Recommended Parking Setback from Primary Street BTL	20' min
Parking Setback from Side Street BTL	70% min of Frontage
(1) See note 1 on page 3.2.	
(2) See note 2 on page 3.2.	
(3) See note 3 on page 3.2.	
(4) See note 4 on page 3.2.	
(5) See note 5 on page 3.2.	
Alternative Profile with Arcade	
Values to the Corresponding letters are in Table 3.4A	

Figure 3. Example of Building Form Standards

12. Arcades and Loggias

Arcades and Loggias shall be open-air spaces that connect the ground floor of the street-facing facade of a building to the right-of-way, providing a publicly accessible, comfortable pedestrian space along the ground floor of the building. Arcades shall be designed to be consistent with the proportion, scale, architectural style, and materials of the main building. Each bay of the Arcade shall be vertically proportioned in order to allow sufficient light and visibility to the Ground Floor facade of the building.



Arcades and Loggias, Table 5.15	
Height	1 or 2 Floors; Optional Upper Level Walkway
Clearance	10' min
Underdeck Clearance at Sidewalk	1.6 x Depth min
Length of Facade	80% min
Distance from Edge of Curb	18' min
Ground Floor height above sidewalk	6' max
A continuous Pedestrian Zone shall be maintained within the Arcade or Loggia along the Building Face, and that not be obstructed by protruding Storefronts, Signs, Escalators, Elevators and other building elements.	
Arcades and Loggias may occur forward of BTL and/or setback, and may encroach within the sidewalk upon City approval.	
Walkable Space, walkways and/or Terraces above Arcades and Loggias may occur forward of BTL upon City approval.	

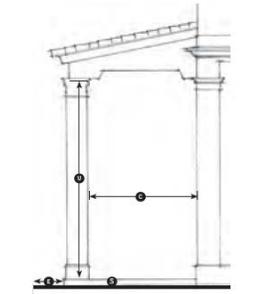


Figure 4. Example of Architectural Standards

Planned Area Development Site Plan

The Mediterranean Village Planned Area Development (PAD) is a high-quality urban space fronting Ponce de Leon Boulevard, encouraging pedestrian activity. The mix of a regional retail, restaurant, and entertainment destination, five-star hotel, Class A office building, and residential towers creates efficiencies of land use that can result in significant benefits to the function of Coral Gables' central business district and downtown, including reduced vehicle miles travelled, reduced parking needs, and a larger residential population within walking distance of urban amenities. In addition, it provides a destination in the urban core, allowing office workers and residents of downtown Coral Gables to access different kinds of shopping, services, and leisure activities without getting in their car. The mixed-use destination will attract new visitors to Coral Gables' commercial center. The Mediterranean Village PAD creates synergy with the existing retail, restaurants, and entertainment in the Downtown and Merrick Park, therefore improving business and property values beyond the boundaries of the Mediterranean Village. Benefits of the PAD include:

- a high-quality place that enhances Coral Gables' status as a destination for high quality urban design;
- efficient use of public infrastructure through high-intensity mixed-use development in the urban core;
- regional destination four blocks south of and linked by trolley service to Miracle Mile, creating an opportunity to promote greater downtown Coral Gables as a shopping, dining, and entertainment destination;
- critical mass of retail in the urban core, serving as an amenity to existing office workers, residents, and visitors;
- bicycle parking and support facilities;
- additional workplaces near residences;
- usable outdoor gathering space in Downtown Coral Gables through the plaza around the Historic Arts Center Building and the public rooftop parks;
- unique views of Coral Gables from a public rooftop restaurant; and
- a tower feature and other signature Mediterranean design features along Ponce de Leon Boulevard and fronting Ponce Circle Park.

An informational Planning and Zoning Board meeting was conducted on August 13, 2014. At this meeting, the applicant presented the proposed legislative changes and the PAD site plan in concept, and the Board provided preliminary comments. Since that meeting, the design of the project has evolved to incorporate suggestions from the Board of Architects, City staff, members of the public, and two expert panels in urban design, architecture, and form-based codes.

A summary of the design changes that have been made to the project since the Planning and Zoning Board last reviewed it in August are listed below for reference.

- a. Mix of Uses:
 - i. Office space has increased from 219,542 sf to 314,000 sf due to the addition of garage liner space fronting Ponce Circle Park.
 - ii. Non-office commercial space, including retail, restaurant, cinema, gym, and daycare has decreased slightly from 330,346 sf to 324,400 sf due to modifications to the plan. The full non-office commercial breakdown is now:
 - 1. In-line retail: 117,200 sf
 - 2. Junior Anchors: 124,700 sf
 - 3. Cinema: 32,000 sf
 - 4. Restaurants: 29,000 sf
 - 5. Daycare: 12,000 sf
 - 6. Gym: 9,500 sf
 - iii. The number of residential units has decreased slightly from 234 to 229.
- b. Pedestrian realm:
 - i. The ground floor and second floor retail layout has been redesigned and includes more efficient circulation and more effective retail spaces.
 - ii. The ground floor frontages facing public streets, in particular Ponce de Leon Boulevard, have been substantially redesigned to create a more functional pedestrian environment.
 - iii. Curb radii throughout the project have been reduced to reflect a more pedestrian-oriented development.
- c. Architecture:
 - i. Proportion, scale and articulation of the facades have been considerably improved.
 - ii. The spacing, proportion, and hierarchy of fenestration has improved.
 - iii. The residential towers and the office tower have been redesigned to have unique Rooftop Architectural Elements.
 - iv. The townhouse facades and massing have been simplified and refined to reflect traditional precedent.
- d. Bridging over right-of-way:
 - i. The parking garage encroachment over Palermo Avenue has increased nearly two times in square footage coverage, from approximately 60' in depth to approximately 103' in depth to allow for two bays of parking.
 - ii. The glass dome features over pedestrian areas, including the rights of way on Palermo Avenue and Coconut Grove Drive, and the retail paseos through the project, have been eliminated and replaced with more simplified rectilinear glass roof features.

- e. Parking:
 - i. The number of on-street parking spaces on Galiano Street has been reduced due to vehicular sight triangle concerns.
 - ii. The parking garage, in particular the underground parking and service areas, has been redesigned to have more efficient circulation and space for parking.

- f. North Block (2801 Ponce):
 - i. Curb cuts for vehicular entrances to the project, in particular the loading, garage entrance, and alley entrance, have been grouped together toward the middle of the north side of the block to allow for more effective retail frontage closer to Ponce de Leon Boulevard.
 - ii. Liner office space has been added to most portions of the parking garage fronting Ponce Circle, improving the frontage on the park.
 - iii. The office building has a full ground level lobby instead of a sky lobby at the 8th level.
 - iv. A pedestrian paseo has been introduced mid-block to improve pedestrian circulation throughout the project.
 - v. The residential tower has an increased vertical stepback from the street, reducing the impact of building mass and height.

- g. Middle Block (2901 Ponce):
 - i. The circulation tower has been reduced in height and the façade and massing have been simplified.
 - ii. The circular pavement feature in front of the Historic Arts Center Building has been eliminated, and one paver type has been selected for the plaza, creating a more unified plaza space.

- h. South Block (3001 Ponce):
 - i. The eastern residential tower has been removed, and the western residential tower has been enlarged. The overall effect is consolidation of height and massing towards Ponce de Leon Boulevard.
 - ii. The public parking garage entrance off of Ponce de Leon Boulevard has been removed and the deceleration lane leading to the garage entrance has been removed, allowing for better pedestrian space along Ponce de Leon Boulevard. This location will now only be used for vehicular access for hotel guests.
 - iii. The residential tower and the hotel tower have been physically separated from one another at the Ponce de Leon frontage, breaking down the mass and bulk of the project and enhancing the pedestrian experience. The new design creates a more inviting entrance into the internal shopping areas of the project.

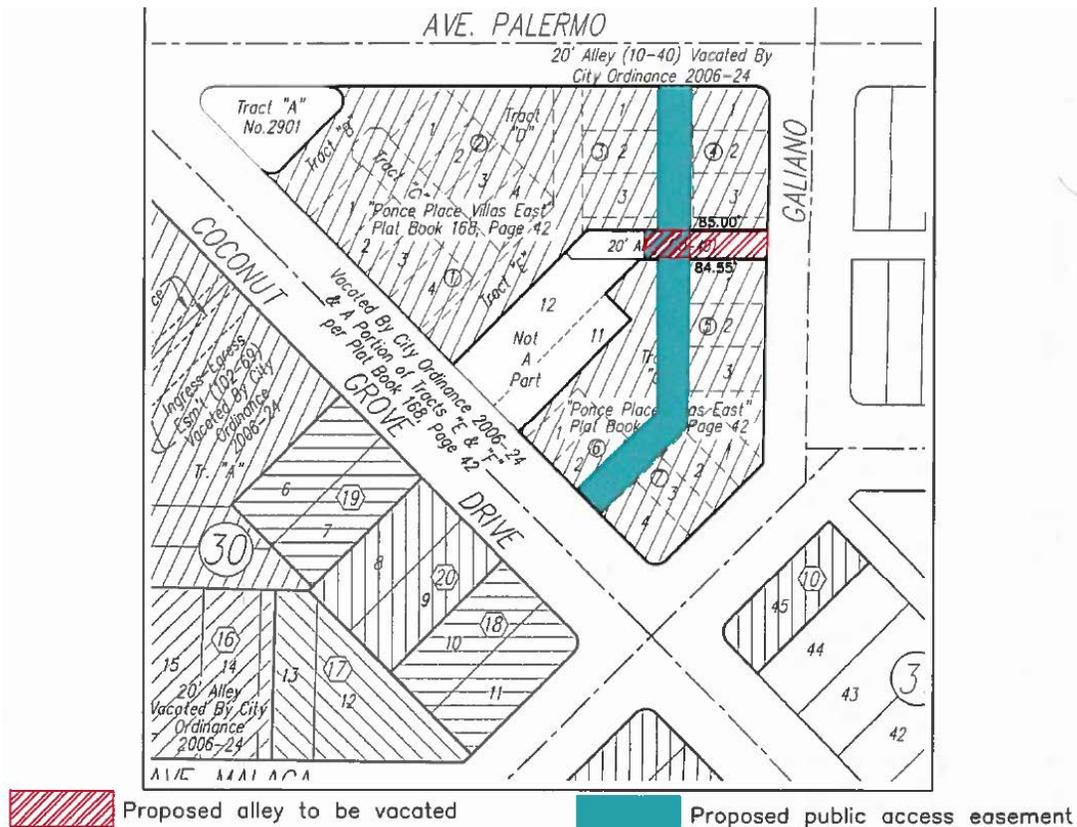
- i. North and South Blocks (2801 and 3001 Ponce):
 - i. The parking garage entrances and ramps have been redesigned and include more space for turning movements and stacking.
 - ii. The residential lobby entrances on Palermo and Malaga, respectively, have been consolidated.

Additional information on the Planned Area Development Site Plan is included in **Attachment I, Attachment J, Attachment K, and Attachment L.**

Alley Vacation

The Applicant has submitted a Public Works Alley Vacation application, which is included as **Attachment M**, and the item was reviewed by the Development Review Committee on January 30, 2015. The Applicant states that the vacation of the alley is necessary in order to develop the site as one cohesive and connected project. The Applicant further states that the portion of the alley proposed to be vacated is 20 feet in width and 85 feet in length and covers an area approximately 1,700 square feet. The Applicant has proffered a public easement that would be recorded in the public record prior to the issuance of a Certificate of Occupancy (CO) for the project. The alternative public access easement runs north-south through the block, connecting Palermo Avenue to Coconut Grove Drive, and it would be open to the sky, permitting the passage of all types of vehicles.

The following map indicates the existing alley to be vacated and the public easement proposed in its place.



Site Plan Information:

Type	Permitted	Proposed
Alley to be vacated	---	1,700 sq. ft.
Alley dimensions to be vacated	---	20' width/85' length

Development Agreement

As required by the Mediterranean Village Form-Based Code, the applicant has submitted a Development Agreement, provided as **part of Attachment B**. The proposed Development Agreement contains the following elements:

- ARTICLE I. EXHIBITS, DEFINITIONS, AND FURTHER ASSURANCES
- ARTICLE II.
- ARTICLE III. LAND USES
- ARTICLE IV. RESTRICTIVE COVENANTS
- ARTICLE V. SIGNS
- ARTICLE VI. RESERVATION OR DEDICATION OF LAND/PUBLIC OPEN SPACE
- ARTICLE VII. ENCROACHMENTS
- ARTICLE VIII. LOCAL DEVELOPMENT PERMITS
- ARTICLE IX. MISCELLANEOUS PROVISIONS
- ARTICLE X. ARBITRATION
- Exhibit A Legal Description of Property
- Exhibit B Development Schedule
- Exhibit C Hotel Standards of Operations
- Exhibit D Movie Theatre Standards of Operation
- Exhibit E Retail Standards of Operation
- Exhibit F Restaurant Standards of Operation
- Exhibit G Office Standards of Operation
- Exhibit H Offsite Improvements
- Exhibit I Parking Standards

Staff has reviewed the proposed Development Agreement and finds that further revisions and additions are necessary in order to meet the requirements of Section 3-2007 of the Zoning Code and to meet the requirements of the Mediterranean Village Form-Based Code. The applicant has proposed the following Conditions of Approval for the Development Agreement that are proffered to address preliminary staff comments:

1. Arts Center Building – Within 120 days of the City Commission’s granting of the project’s land use and zoning approvals, the Applicant shall provide the City with a maintenance and stabilization plan which will detail the measures to be taken to protect and preserve the historic Arts Center Building located at 2901 Ponce de Leon Boulevard during the construction of the project. In particular, the plan needs to address how the structural integrity of the Arts Center Building will be maintained during the construction of the project’s underground parking garage. Such maintenance and stabilization plan is subject to the review and approval of the Preservation Officer and the Building Official.
2. Off-site Streetscape Improvements – Prior to the issuance of a final certificate of occupancy for any portion of the project, the Applicant shall complete the off-site streetscape improvements indicated on Exhibit “H” of the Development Agreement. A

letter of credit, cashier's check, or performance bond shall be provided to the City for the costs of these improvements prior to the issuance of a building permit for any vertical construction so as to secure their completion in the event the project is canceled or abandoned. Final construction plans for all off-site streetscape improvements will be subject to the review and approval of the Public Works Director and the Public Service Director.

3. Traffic Improvements – Prior to the issuance of a final certificate of occupancy for any portion of the project, the Applicant shall complete the traffic improvements recommended by the traffic study prepared by Kimley Horn and dated January 27, 2015. Final construction plans for all traffic circulation improvements will be subject to the review and approval of the Public Works Director and the Miami-Dade County Public Works Department.
4. Public Open Spaces – The project's regulatory plans and Development Agreement provide for certain open spaces which will be available for public use. Prior to the issuance of a final certificate of occupancy for the project, an easement and maintenance agreement in favor of the City granting public access to these areas and obligating the Applicant to maintain them will be finalized and recorded in the public records of Miami-Dade County, Florida.
5. Construction Management and Phasing – The Applicant may elect to obtain a foundation permit so as to commence site work. Vertical construction is not proposed to be phased but separate building permits may be applied for and obtained for each building. In the event that construction is proposed to be phased, a phasing plan must be submitted to and approved by the Building Official.
6. Transit Improvements – The City is in the process of considering a transportation mitigation fee which would serve to fund the operations and capital needs of the City's trolley circulator system. If the proposed transportation mitigation fee is adopted prior to the issuance of a final certificate of occupancy for the project, the project will be subject to it. In the event that such transportation mitigation fee is not adopted prior to the issuance of a final certificate of occupancy for the project, the Applicant shall fund one of the following improvements to the City's trolley system for three years starting at the time of issuance of a temporary certificate of occupancy: (1) A downtown trolley loop; or (2) The extension of weekday service hours on the existing trolley route from 8pm to 10pm, both of which are summarized in the document attached to this letter as Exhibit "A". The City's Public Works and Parking Directors shall determine the preferred alternative within 30 days of a request from the Applicant for such a determination.
7. Art in Public Places – The Applicant shall provide 1.25% of the hard construction costs of the project towards complying with the City's Art in Public Places Ordinance. A maximum of 1% of the hard construction costs may be provided as publically accessible works of art on the project site subject to the City's Art in Public Places review and approval process. The remaining .25% of the construction costs shall be a monetary contribution

to the City's Art Acquisition Fund. The approval of on-site public art as well as the payment of the contribution to the City's Art Acquisition Fund shall be required prior to issuance of a building permit.

As currently proposed, the Development Agreement needs additional refinement to meet the requirements of Section 3-2007 of the Zoning Code and the requirements of the Mediterranean Village Form-Based Code, above and beyond the applicant's seven (7) proposed conditions.

4 . 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.

Comprehensive Plan Map and Text Amendment

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

Standard	Staff Evaluation
1. Whether it specifically advances any objective or policy of the Comprehensive Land Use Plan.	Yes. The map and text amendments are necessary for the approval of the Mediterranean Village PAD project, which advances numerous objectives and policies as further described on page 34 of this staff report and in Attachment N .
2. Whether it is internally consistent with Comprehensive Land Use Plan.	Yes. The map and text amendments are necessary for the approval of the Mediterranean Village PAD project, which is internally consistent with the Comprehensive Plan as further described on page 34 of this staff report and in Attachment N .
3. Its effect on the level of service of public infrastructure.	The proposed map and text amendments will support enhanced multi-modal activity in the downtown, and will take advantage of existing urban infrastructure, which is a goal of the Comprehensive Plan.
4. Its effect on environmental resources.	The proposed amendments affect an infill site in downtown. No significant environmental resources will be impacted.
5. Its effect on the availability of housing that is affordable to people who live or work in the City of Coral Gables.	The proposed amendments will provide additional multi-family housing opportunities in the City with access to frequent transit service and realistic pedestrian access to dining, shopping, and employment opportunities.
6. Any other effect that the City determines is relevant to the City Commission’s decision on the application.	The proposed map and text amendments are necessary for the approval of the Mediterranean Village PAD project, which includes high quality design and materials and will create a regional mixed-use shopping and entertainment destination in the heart of Coral Gables.

Staff comments: The proposed Comprehensive Plan map and text amendments are designed to limit the bulk and mass of the project and to work hand-in-hand with the proposed Mediterranean Village Form-Based Code to shape a high-quality urban design project in the heart of Coral Gables.

The standards identified in Section 3-1506 for the proposed CP map and text amendment are satisfied. The proposed amendments are consistent with the CP goals, objectives and policies in the Future Land Use, Design, Housing, Mobility, and Green Elements of the City's Comprehensive Plan as provided herein.

Zoning Code Text Amendment

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

Standard	Staff Evaluation
1. Promotes the public health, safety, and welfare.	Yes. The proposed text amendments are necessary for the approval of the Mediterranean Village PAD project, which encourages efficient use of urban infrastructure, multi-modal activity and preservation of open space, which are all public benefits.
2. Does not permit uses the Comprehensive Plan prohibits in the area affected by the district boundary change or text amendment.	Yes. The proposed Zoning Code text amendments allow uses that are consistent with the proposed Comprehensive Plan amendments.
3. Does not allow densities or intensities in excess of the densities and intensities which are permitted by the future land use categories of the affected property.	Yes. The proposed Zoning Code text amendments allow densities and intensities that are consistent with the proposed Comprehensive Plan amendments.
4. Will not cause a decline in the level of service for public infrastructure which is the subject of a concurrency requirement to a level of service which is less than the minimum requirements of the Comprehensive Plan.	Yes. The proposed Zoning Code text amendments allow densities and intensities that are comparable to existing projects in the downtown. Concurrency review has been completed and any potential decline in level of service will be mitigated, as required by the Comprehensive Plan.
5. Does not directly conflict with an objective or policy of the Comprehensive Plan.	Yes. The proposed Zoning Code text amendments do not directly conflict with the Comprehensive Plan, as further described on page 17 and in Attachment G.

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

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:

Standard	Staff Evaluation
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.	Yes. The proposed PAD follows a master plan that unifies the overall design of three distinct city blocks in ways that maximizes the public benefits of ground level space, pedestrian activity and aesthetic harmony within the City of Coral Gables. The proposed design represents an effective application of the creative and imaginative features that are encouraged under the PAD process.
2. Encourage enhancement and preservation of lands which are unique or of outstanding scenic, environmental, cultural and historical significance.	Yes. The proposed design preserves the original network of streets platted by George Merrick in the 1920s. In addition, the setting of the historic Arts Center Building has been improved by new buildings and open space features that preserve and enhance the cultural and historical significance of the historic structure.
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.	Yes. The proposed site plan includes extensive enhancements to sidewalks, landscape and crosswalks within the project and the vicinity, which enhance the existing open space and network of streets within the three blocks of the project and in the surrounding neighborhood. The resulting network of streets and open space will be safer and more attractive, in ways consistent with identity of Coral Gables.
4. Encourage harmonious and coordinated development of the site, through the use of a variety of architectural solutions to promote	Yes. The proposed architectural design of the buildings has been developed after detailed study of the eight buildings listed as precedents of Coral Gables Mediterranean Design in the Zoning Code. General composition, massing and detailing are carefully

Standard	Staff Evaluation
<p>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.</p>	<p>calibrated to implement the aesthetic goals of the city and support general harmony with the overall development of the city. For example, towers are strategically located to terminate major urban vistas and pedestrian areas are carefully coordinated with the architectural features of the lower two stories of the project.</p>
<p>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.</p>	<p>Yes. High standards of design have been applied throughout the proposed project to minimize unwanted impact on the vicinity. PAD provisions have allowed the coordination of functional and aesthetic features of new buildings in ways that promote urban design consistency with the existing development of the City.</p>

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 and Zoning Division (see **Attachment J**). That analysis and compliance with the purpose and applicability for a PAD indicate that the proposal satisfies the Code's requirements for a Mediterranean Village PAD project.

Planned Area Development (PAD) Findings of Fact

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

Findings of Fact	Staff Evaluation
A. In what respects the proposed plan is or is not consistent with the stated purpose and intent of the PAD regulations.	The proposed plan is consistent with the proposed legislative changes and applicable PAD requirements of the Zoning Code.
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.	The proposed Form-based amendment to the zoning code will regulate the bulk and height of the project. Existing regulations do not allow some desirable design features that enhance the aesthetic quality of the project.
C. The extent to which the proposed plan meets the requirements and standards of the PAD regulations.	A Zoning Analysis was prepared by Planning and Zoning Division Staff to determine compliance with applicable provisions and requirements within the Zoning Code for a proposed PAD. The analysis indicates that the proposed project meets the applicable provisions and requirements within the proposed Mediterranean Village Form-Based Code and the Zoning Code, and is included in Attachment J .
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	The proposed project has been master planned in ways that maximize public space, recreation and visual quality. Adequate provisions have been made for traffic circulation and control, to limit impacts on the vicinity.

Findings of Fact	Staff Evaluation
light and air, recreation and visual enjoyment.	
E. The compatibility of the proposed PAD with the adjacent properties and neighborhood as well as the current neighborhood context including current uses.	The planned redevelopment of this property is compatible and complies with the intent of the Mediterranean Village Form-Based Code PAD requirements and performance standards. The proposed project height and massing is consistent with nearby CBD properties. The proposal is consistent with the underlying Commercial High-Rise, Mid-Rise, and Low-Rise Intensity land use and Commercial (C) zoning designations.
F. The desirability of the proposed PAD to physical development of the entire community.	The redevelopment of this property as a mixed-use retail and entertainment destination fulfills the objective of the City to attract mixed use developments to downtown 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 in close proximity to the CBD where mixed use projects are encouraged. The project is complimentary to existing mixed use projects in the CBD. The project is designed to set back from the existing single-family residence within the project, however the height of buildings adjacent to the residence should be reconsidered. The project transitions to the existing single-family neighborhood to the east by a row of townhouses along Galiano Street.
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.	The property's existing Commercial High-Rise, Mid-Rise, and Low-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 downtown.

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 Applicant's Traffic Impact Analysis (TIA), dated January 27, 2015 and included as **Attachment C**, estimates that 864 new trips will be generated by the project in the A.M. peak hour, and 1,468 new trips will be generated in the P.M. peak hour. As required by the City's Comprehensive Plan, efforts must be made to reduce traffic impacts on adjacent single-family neighborhoods, while mitigating traffic impacts throughout the area.

The applicant proposes the following mitigation strategies to offset traffic impacts of the project:

- Neighborhood streetscape improvements and traffic calming
- Controlled intersection improvements on Galiano Street at Sevilla, Palermo, and Malaga Avenues, to prevent cut-through traffic in the existing single-family neighborhood to the east
- Ponce de Leon streetscape improvements
- Signalization improvements
- Transit Service Improvements
- New Trolley Stops along Ponce
- Enhanced bicycle facilities, including on-site covered bicycle parking, lockers, and shower facilities

The City has analyzed the applicant's traffic impacts, and has found elements of the TIA and parking study that require further review and revisions prior to Commission consideration. The full findings of that report are included in **Attachment K**.

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. A letter was received from the Miami-Dade County Public School Board dated November 6, 2014 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 locations for public art intended to satisfy the City's Art in Public Places program. In addition, the Development Agreement will include assurances that the Art in Public Places contribution will exceed current standards, as required by the Mediterranean Village Form-Based Code.

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 prior to issuance of a building permit.

Alley Vacation and Dedication of Public Easement

City Code Chapter 62, Article VIII, “Vacation, Abandonment and Closure of Streets, Easements and Alleys by Private Owners and the City; Application Process” requires that the Public Works Department shall review all applications for the vacation of a public right-of-way and shall provide a recommendation to the Planning and Zoning Board. In addition, as required by Zoning Code Article 3, Division 12, the proposal was presented to the Development Review Committee at a meeting held on 01.30.15. Staff comments at that meeting have been incorporated into the conditions of approval.

Section 3-1203 of the Zoning Code, “Standards for review” provides the standards for review for the proposed vacations, abandonment or closure of public streets and alleyways, as follows:

Standard for Review	Staff Finding
<p>Provides some benefit to the public health, safety, welfare, or convenience, but the overall benefit anticipated to result from the abandonment outweighs the specific benefit derived from the non-fee property interest, in that the vacation or abandonment will not frustrate any comprehensive plan, special purpose plan, or capital improvement program of the City.</p>	<p>The alley provides benefit to the existing single-family property that it serves, however it does not serve its original intended purpose of providing benefit to multiple properties, thereby making efficient use of urban public property.</p> <p>The alley vacation and proposed public access easement will provide benefit to multiple future townhouse residents, and allows for the development of a mixed-use development in the Downtown, in addition to continuing to serve the needs of the existing single-family property. This overall benefit anticipated from the vacation of the alley outweighs the current benefit provided to the single property owner that it serves.</p>
<p>The vacation or abandonment will not interfere with any planning effort of the City that is underway at the time of the application but is not yet completed.</p>	<p>The City does not have any planning effort underway that identifies this portion of alleyway for future use.</p>
<p>The vacation or abandonment will provide a material public benefit in terms of promoting the desired development and</p>	<p>The alley vacation is part of the Mediterranean Village Planned Area Development, which is a mixed-use project in the Downtown. This is a desired development that improves the City’s long-term fiscal condition. The applicant proposes a public access</p>

Standard for Review	Staff Finding
<p>improves the City’s long-term fiscal condition and the applicant provides beneficial mitigation in the form of a proffered mitigation plan which mitigates the loss of real property, the increase in the intensity of use and/or impacts on the public health, safety and welfare including increased parking and traffic.”</p>	<p>easement and maintenance agreement providing for the cost of maintaining the public vehicular easement (relocated public alleyway) and the provision of clear and unrestricted public access along and through the easement at all times.</p>

Development Agreement

As required by the Mediterranean Village Form-Based Code, the applicant has submitted a Development Agreement, provided as part of **Attachment B**. The contents of the Development Agreement have been developed in coordination with Staff, with the requirements of Section 3-2007 of the Zoning Code, and with the requirements of the Mediterranean Village Form-Based Code.

Section 3-2006 of the Zoning Code, “Standards for review” provides the standards for review for the proposed Development Agreements, as follows:

Standard for Review	Staff Finding
In reaching a decision as to whether or not the development agreement should be approved, approved with changes, approved with conditions, or disapproved, the City Commission and the Planning and Zoning Board shall determine whether the development agreement is consistent with and furthers the goals, policies and objectives of the Comprehensive Plan.	<p>The Development Agreement is a tool that will be used to guarantee and enforce the operations, maintenance, and public amenities of the Mediterranean Village Planned Area Development.</p> <p>Staff finds that the Development Agreement is not sufficiently complete to be able to determine whether or not it is consistent with the Comprehensive Plan</p>

Project Consistency with Comprehensive Plan Goals, Objectives and Policies

Staff analysis of the most relevant Goals, Objectives, and Policies is included below. Staff examination of how the proposed Mediterranean Village meets the Comprehensive Plan is included as **Attachment N**. The Applicant has also provided analysis, included in **Attachment B**.

Comprehensive Plan Provision	Staff Evaluation
Objective FLU-1.7. When amendments to the Zoning Code are processed, discourage the proliferation of urban sprawl by including a regulatory framework for encouraging future infill and redevelopment within existing developed areas...	Consistent. The proposed Zoning Code text amendments encourage infill and redevelopment.
Policy DES-1.2.3. Provide for design guidelines, standards, incentives, development bonuses, and review processes via the City's Zoning Code that promote the design of buildings and spaces consistent with the City's historic Mediterranean appearance.	Consistent. The proposed Zoning Code amendments promote high quality Mediterranean design.
Policy HOU-1.5.2. Encourage residential mixed use as a means of increasing housing supply within the Downtown/Central Business District/Mixed Use Development Overlay Area, thereby promoting increase in commercial and retail activity, increased use of transit, reduction of auto dependency, in association with minimizing visual and physical impacts of nearby lower density areas.	Consistent. The proposed Mediterranean Village project provides increased residential mixed use and additional amenities for existing residents in downtown.
Policy MOB-1.1.2. Encourage land use decisions that encourage infill, redevelopment and reuse of vacant or underutilized parcels that support walking, bicycling and public transit use.	Consistent. The proposed Mediterranean Village provides infill and redevelopment in the downtown.
Policy MOB-3.1.1. The City shall research various parking strategies and policies for consideration... Continue research on the use of shared parking for destinations for public facilities or the overall parking system.	Consistent. The proposed Zoning Code text amendments include innovative parking strategies. See Attachment F for further parking analysis.
Policy GRN-1.3.8. The City will strive to reduce greenhouse gas emissions by continuing to implement efficient, compact, pedestrian-friendly land use planning and zoning initiatives with the goal of lowering automobile vehicle miles traveled and vehicle hours traveled while increasing energy efficiency.	Consistent. The proposed Mediterranean Village supports efficient, compact, pedestrian-friendly initiatives.

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 Zoning Code and Comprehensive Plan requirements.

5. STAFF RECOMMENDATION AND CONDITIONS OF APPROVAL

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

1. *An Ordinance of the City Commission of Coral Gables, Florida requesting an amendment to the Future Land Use Map of the City of Coral Gables Comprehensive Plan pursuant to Zoning Code Article 3, "Development Review," Division 15, "Comprehensive Plan Text and Map Amendments," and Small Scale Amendment procedures (S.163.3187, Florida Statutes), changing the boundaries between Commercial Low-Rise Intensity, Commercial Mid-Rise Intensity and Commercial High-Rise Intensity Land Use designations on property generally bounded by Sevilla Avenue on the north, Malaga Avenue on the south, Ponce de Leon Boulevard on the west and Galiano Street on the east, and generally known as 2801, 2901, and 3001 Ponce de Leon Boulevard, Coral Gables, Florida as shown on Exhibit "A" and legally described on Exhibit "B;" providing for severability, repealer and an effective date. (Legal description of property on file at the City) (LPA review)*
2. *An Ordinance of the City Commission of Coral Gables, Florida requesting an amendment to the text of the City of Coral Gables Comprehensive Plan, Future Land Use Element, Policy FLU-1.1.3, "Table FLU-2. Commercial Land Uses," pursuant to expedited State review procedures (S.163.3184, Florida Statutes) and Zoning Code Article 3, "Development Review," Division 15, "Comprehensive Plan Text and Map Amendments;" amending the "Commercial High-Rise Intensity," "Commercial Mid-Rise Intensity," and "Commercial Low-Rise Intensity" Land Use Classifications to provide that (A) residential use shall be permitted and (B) intensity shall be controlled by a Planned Area Development plan instead of by Floor Area Ratio, in a project developed in accordance with the Mediterranean Village Form-Based Code; and further amending the "Commercial High-Rise Intensity" and "Commercial Mid-Rise Intensity" Land Use Classifications to provide that, in such a Mediterranean Village project, additional height may be granted for specified uses or architectural embellishment; providing for severability, repealer and an effective date. (LPA review)*
3. *An Ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code, by amending Article 3, "Development Review," Division 5, "Planned Area Development," to create Section 3-510, "Mediterranean Village Form-Based Code," with form-based development standards that modify and supplement the existing Planned Area Development standards and criteria to allow appropriate infill and redevelopment in urbanized areas if certain minimum requirements are met; and amending Appendix A, "Site Specific Zoning Regulations," Section A-36 "Crafts Section," by removing Section A-36.B.5. regarding the use, design and number of stories for development in Block 20; providing for severability, repealer, codification and an effective date. (LPA review)*
4. *An Ordinance of the City Commission of Coral Gables, Florida granting approval of a proposed Planned Area Development (PAD) approval referred to as "Mediterranean Village" pursuant to Zoning Code Article 3, "Development Review", Division 5, "Planned Area Development (PAD)", for the construction of a project consisting of a mix of uses including office, commercial, retail, hotel and residential, consistent with the separately proposed Section 3-510 "Mediterranean Village Form-Based Code," on the property legally described as Block 20, Block 23 (Less Lot 12 and a portion of Lot 11), and Block 30, Crafts Section, also generally known as 2801, 2901, And 3001*

Ponce de Leon Boulevard, Coral Gables, Florida; including required conditions; providing for severability, repealer and an effective date. (Legal description of property on file at the City)

5. *An Ordinance of the City Commission of Coral Gables, Florida requesting partial abandonment and vacation of a 20-foot wide public alleyway generally running east-west approximately 85 feet in length, dividing Blocks 3, 4 and Tract F from Block 5 and Tract G of Ponce Place Villas East pursuant to Zoning Code Article 3, Division 12, "Abandonment And Vacations" and City Code Chapter 62, Article 8, "Vacation, Abandonment and Closure of Streets, Easements and Alleys By Private Owners and the City; Application Process," and the dedication of a public access easement generally running over an internal driveway from Palermo Avenue to Coconut Grove Drive related to proposed development consistent with the separately proposed Section 3-510 "Mediterranean Village Form-Based Code," on the property generally known as 2801, 2901, and 3001 Ponce de Leon Boulevard, Coral Gables, Florida; including required conditions; providing for severability, repealer and an effective date. (Legal description of vacation on file at the City)*
6. *An Ordinance of the City Commission of Coral Gables, Florida approving a Development Agreement pursuant to Zoning Code Article 3, Division 20, entitled "Development Agreements," for a proposed Planned Area Development referred to as "Mediterranean Village" related to the construction of a project consisting of a mix of uses including office, commercial, retail, hotel and residential, consistent with the separately proposed Section 3-510 "Mediterranean Village Form-Based Code," on the property legally described as Block 20, Block 23 (Less Lot 12 and a portion of Lot 11), and Block 30, Crafts Section, generally known as 2801, 2901, and 3001 Ponce de Leon Boulevard, Coral Gables, Florida; providing for severability, repealer and an effective date. (Legal description of property on file at the City)*

Summary of the Basis for Approval

Staff's support of the Application is based on compliance with the Comprehensive Plan (CP) Goals, Objectives and Policies, Zoning Code and other applicable Codes as enumerated in the complete Findings of Fact presented within this Staff Report.

Recommended Items to be Resolved Prior to Commission Consideration

Staff recommends that the following items are addressed prior to scheduling for hearing by Commission:

1. **Internal Consistency:** The applicant shall ensure the internal consistency of all project data, including total number of parking spaces, total project square footage, and other items relevant for Commission consideration of the project.
2. **Development Agreement:** The applicant shall meet with City Staff and the City Attorney to resolve the items listed in the proffered conditions of approval for the Development Agreement and any other issues with the Development Agreement, and with the related encroachments and exhibits, that may be identified by City Staff and the City Attorney prior to scheduling for hearing by the Commission.
3. **Landscaping:** Update landscape plan, public realm and streetscape improvements in consultation with Public Service Department and Peer Review consultant, subject to review and approval by the Directors of Public Works, Public Service and Planning and Zoning.
4. **Signage:** A more complete Signage Plan is needed to supplement the information provided by the applicant.
5. **Transit Improvement Plan:** Develop the plan in coordination with City Staff, and address all outstanding issues in the Development Agreement. Specify which service improvement is proffered and for how long it will be proffered, address capital improvements which are excluded from the proffered improvements, and address other issues as may result from coordination with City staff.
6. **Art in Public Places:** Determine the percentage contribution that will be made to the program, above and beyond the current requirements of the Zoning Code, subject to the approval of the Director of Economic and Cultural Development.
7. **Arts Center Building:** Determine the program for this building and work with the Preservation Officer, Director of Economic and Cultural Development, and the City Manager's office to determine an appropriate public benefit use for this structure, and use of Art in Public Places contributions towards this building.

8. **Grading:** grade changes that result from the construction of the underground parking garage shall be addressed and fully explained in a pedestrian open space plan, in particular addressing the sidewalk and storefront entrances along Ponce de Leon Boulevard, Sevilla Avenue, and Malaga Avenue, and around the Arts Center Building and the existing single-family residence. All steps and ramps between levels shall be fully designed and clearly marked on the plans.
9. **Parking Garage:** The parking garage layout will be revised to address staff concerns regarding valet operations, parking, and vehicular and pedestrian circulation.
10. **Existing Single-Family Residence:** A construction staging plan needs to be prepared to demonstrate the feasibility and appropriateness of constructing the above-ground parking garage, cinema, roof top park, and retail areas to the east of the existing single-family residence.
11. **LEED-ND:** Complete "Stage 1" submission for a Conditionally Approved Plan prior to Commission consideration.
12. **Utilities:** Address the possible need to extend power, water or sewer lines to the site and confirm that all utilities can be obtained at the levels required.
13. **Traffic Analysis:**
 - a. The improvements discussed in the Traffic Impact Analysis report must be documented in the Development Agreement and the timing for the improvements should be clearly documented.
 - b. The traffic calming devices proposed by the applicant will need city Public Works, Miami-Dade County, and city fire department approval.
14. **Parking Analysis:**
 - a. The study uses a modal split reduction for employees/residents and visitors that needs to be revised using the five-year average of 8% / 4%.
 - b. The Day Care should remain separate from retail use in the Shared Parking Analysis, unless the Day Care will not be open to the general public and only visitors of Mediterranean Village will be allowed to use the facility.
 - c. The shared parking calculation in Appendix B needs to be updated based on the above comments.
15. **Valet Operations Analysis:**

- a. The applicant should provide dimensions of the proposed valet drop-off / pick-up areas to verify the number of vehicles that can be accommodated. Exhibit A-0.11.6 shows the number of on-street spaces but no dimensions. This exhibit shows one parking space for the North valet station but the text and analysis references seven on-street parking spaces.
- b. The Mediterranean Village Parking Operations Narrative (January 7, 2015) states that only part of level B2 will be for valet parking. Based on the assumed valet parking percentages, this is not possible. The applicant should provide the anticipated number of parking spaces that will be available for self-parking by land use. This information was not provided.
- c. The analysis concludes that the North valet station needs between 23 and 29 valet attendants, the Central valet station needs between 19 and 26 valet attendants, and the hotel needs between 5 and 6 valet attendants. This is an extremely high number of valet attendants. The city needs to determine how they will enforce that an adequate number of valet attendants will be on-site to make sure parking operations works adequately.

16. Parking Garage Design:

- a. The inside end of each drive aisle needs a 15-foot radius to allow for simultaneous turns. This is good design practice and is required by Miami-Dade County.
- b. Ideally, the garage shouldn't have any "dead-ends." If there are dead-ends, then turnaround areas are needed, which generally requires removal of parking spaces.
- c. There are many areas that need to show if vehicular maneuverability works using AutoTurn, especially in the loading areas, the circular ramps, etc.
- d. There are columns that are in conflict with the vehicle maneuvers.
- e. The city zoning code for parking requirements needs to be met.
- f. There are areas where parking spaces conflict with ramp circulation.
- g. Vehicular cross connections on levels 3 through 7 are not adequate for two-way traffic.
- h. Ramp grades that do not have parking on them ideally do not exceed 10% and should not exceed 12%.

- 17. Alley Vacation:** The applicant shall address staff comments from the Development Review Committee on January 30, 2015.

18. **Additional Conditions of Approval:** Address additional conditions of approval that may emerge from the Planning and Zoning Board's comments and from coordination of the project with City Staff and the City Attorney. Provide enforceable and detailed conditions, including buildout schedule, and agreed standards and procedures for any proposed minor adjustments to approvals.

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 01.27.2015 prepared by RTKL.
 - b. Traffic Impact Analysis, dated January 27, 2015 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. **Development Agreement.** Within 30 days of approval, the property owner, its successors or assigns shall record the Development Agreement in the Public Records of Miami-Dade County and shall submit a copy to the Development Review Official and the City Clerk's Office. Failure to submit the recorded Development Agreement within the specified time frame shall render the approval void unless said time frame for submittal of the recorded Development Agreement is extended by the City Attorney after good cause as to why the time frame should be extended.
4. **Bond.** Within 90 days of approval, the property owner, its successors or assigns shall post a bond in favor of the City in an amount determined by the Public Works Director to cover the costs of restoring the property to a clean, safe, and attractive condition in the event that the project is not completed in a timely manner, consistent with the Development Agreement, Site Plan approval, and applicable conditions.
5. **Additional Reviews.**
 - a. Additional review of each individual building shall be conducted by the Board of Architects, at which time staff comments and BOA comments on the function and aesthetics of each building shall be addressed. Final approval of the project by the Board of Architects is required prior to issuance of a building permit.
 - b. Planning and Zoning Board review may be required at a later date at the discretion of the Commission.
6. **Traffic Study.** Prior to the City's issuance of a Foundation Permit or any other major Building Permit for the project, the Applicant, property owner(s), its successors or assigns, shall satisfactorily resolve any outstanding Traffic Study issues as identified by the Public Works

Department and City's traffic consultant, subject to review and approval by the Director of Public Works.

7. **Encroachments Plan.** Prior to the City's issuance of a Foundation Permit or any other major Building Permit for the project, Commission approval is 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.
8. **Historic Arts Center Building.** Prior to the City's issuance of a Foundation Permit or any other major Building Permit for the project, the Applicant, property owner(s), its successors or assigns, shall complete the following:
 - i. A structural report shall be conducted by a City approved architect or engineer with knowledge about historic buildings, in particular focusing on the foundations (if any) of the historic building. These measures should be done with a permit and monitored by the Historical Resources Department as well as the Building Division.
 - ii. A plan shall be submitted by a City approved architect or engineer with knowledge about historic buildings, addressing the method of safeguarding the building during underground parking garage construction and other relevant construction activities, as determined by the Preservation Officer, and shall be approved by the Preservation Officer.
 - iii. A construction bond, in an amount determined by the Building Official, shall be posted in favor of the City covering all phases of construction that may affect the property, as determined by the Preservation Officer.
 - iv. As-built drawings to the standard set by the Historical American Building Survey shall be submitted to the Planning and Zoning Division and the Historical Resources Department.
9. **Existing Single-family residence:** Prior to the City's issuance of a Foundation Permit or any other major Building Permit for the project, the Applicant, property owner(s), its successors or assigns, shall complete the following:
 - i. A risk management assessment shall be conducted to determine possible impacts to the property and preventative measures to be taken, and a protection plan shall be submitted.
 - ii. A construction staging plan shall be submitted indicating how the property owner will access the house throughout construction of the below-grade and above grade portions of the project, and how continuous utility service will be provided throughout construction.
 - iii. A plan shall be submitted by a City approved architect or engineer addressing the method of safeguarding the building during underground parking garage

construction and other relevant construction activities, as determined by the Building Official.

- iv. A construction bond, in an amount determined by the Building Official, shall be posted in favor of the single-family residence property owner covering all phases of construction that may affect the property, as determined by the Building Official.

10. **Construction information / contact.** Prior to the City's issuance of a Foundation Permit or any other major Building Permit for the project, the Applicant, property owner(s), its successors or assigns, shall provide written notice to all properties within five hundred (500) feet of the Mediterranean Village (2801, 2901, and 3001 Ponce de Leon Boulevard) project boundaries 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.
11. **Private Provider.** Due to the large and complex scope of work, accelerated schedule and high cost of development, the owner should retain a Private Provider to perform plan reviews and inspection services throughout the life of the project. Any Miami-Dade County Certified Private Provider would be acceptable to the Building Division.
12. **Written notice.** Provide a minimum of seventy-two (72) hour written notice to all properties within five hundred (500) feet of the Mediterranean Village (2801, 2901, and 3001 Ponce de Leon Boulevard) project boundaries of any proposed partial street/alley closures as a result of the project's construction activity.
13. **Art in Public Places.** Prior to the issuance of a Temporary Certificate of Occupancy (CO) for the project, the Applicant, property owner, its successors or assigns shall comply with all City requirements for Art in Public Places, which will include having the proposed artist and concept for 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 and Cultural Development.
14. **Right-of-way and public realm improvements.** Prior to the issuance of a Temporary Certificate of Occupancy (CO) for the project, the Applicant, property owner, its successors or assigns shall install 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.

15. **Undergrounding of overhead utilities.** Prior to the issuance of a Temporary Certificate of Occupancy (CO) for the project, the Applicant, property owner, its successors or assigns 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.

16. **On Street Parking.** Prior to the issuance of a Temporary Certificate of Occupancy (CO) for the project, the Applicant, property owner, its successors or assigns shall comply with Section 74-201 – 74-203 Parking Replacement Assessment, including calculation of total public parking spaces being lost as approved by the City Parking and Planning & Zoning Directors.

17. **Alley vacation and abandonment.** Prior to the issuance of the final Certificate of Occupancy (CO) for the project, and in accordance with Chapter 62, Article VIII, Sections 62-257 through 62-265 of the City Code, the Public Works Department recommendation of approval of the proposed alley vacation and abandonment is incorporated herein, and the Applicant, property owner(s), its successors or assigns shall address the following:
 - a. The Owner of record, by proper instrument, shall grant an access and utility easement to the City of Coral Gables and any and all applicable utility companies 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:
LEGAL DESCRIPTION OF EASEMENT TO BE DEDICATED
 - b. The easement described hereinabove shall be constructed in accordance with the specifications of the Public Works Department of the City 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.
 - c. The City of Coral Gables shall have the right to exercise the same control over the easement described hereinabove as if the same were a dedicated alley and the acceptance and approval of such easements 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.
 - d. The easement described hereinabove 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 same.
 - e. A vertical clearance of sixteen feet (16') minimum extending the full length and width of the easement shall be provided above the easements described hereinabove.
 - f. The cost of removal and/or relocation of any and all utilities, including storm and sanitary sewers, installation of any required drainage facility, removal of curbs or abandoned concrete approaches and sidewalks and the paving and construction of

the substitute easement hereinabove described, shall be borne by the applicant whose actions necessitate such expense.

- g. The use of the vacated property shall be limited to the same uses as to which the adjacent properties are zoned.
- h. The reversionary rights to the portion of the alley vacated shall revert to the owners abutting on each side of the vacated alley.

18. Traffic Calming. Traffic calming studies for the residential streets east of LeJeune Road (Malaga Avenue and Catalonia Avenue) and east of Galiano Street (Sevilla Avenue, Palermo Avenue, Malaga Avenue) shall be conducted by the applicant six to twelve months after the opening of the project to assure that these streets are protected from cut-through traffic. If traffic calming thresholds are exceeded, the applicant shall mitigate this condition as approved by the Public Works Director.

19. Exclusive Parking: Parking spaces may not be sold or rented to those who are not users or residents of the Mediterranean Village.

Review Timeline and Public Notifications

Information regarding the review timeline for this project is included in **Attachment O**. Information regarding public notification for these Ordinances is included in **Attachment P**.

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

Respectfully submitted,

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

Attachments:

- A. Applicant's Summary Booklet dated 01.30.15
- B. Applicant's Submittal Package dated 01.27.15
- C. Applicant's Traffic and Parking Study Package dated 01.27.15
- D. Mediterranean Village Form-Based Code
- E. Development Agreement and Recommended Conditions of Approval
- F. Form-Based Codes Discussion and Expert Panel Meeting Minutes
- G. Comparison of Form-Based Code Regulations to Existing PAD Regulations
- H. Parking Analysis
- I. Comparison to Past Development Proposals
- J. Mediterranean Village PAD Zoning Analysis
- K. Traffic Impact Study, Parking Analysis, Valet Operations Analysis, and Parking Garage Review
- L. Mediterranean Village Retail Analysis (Lambert Advisors)
- M. Alley Vacation Public Works Application
- N. Comprehensive Plan Consistency
- O. Review Timeline
- P. Public Notification and Comments for PZB Meeting
- Q. Comprehensive Plan Map Amendment Ordinance and Exhibits
- R. Comprehensive Plan Text Amendment Ordinance
- S. Zoning Code Text Amendment Ordinance
- T. Planned Area Development Ordinance
- U. Alleyway Vacation Ordinance
- V. Development Agreement Ordinance
- W. Powerpoint Presentation for February 11, 2015 PZB Meeting