

February 26, 2015

VIA HAND DELIVERY

Mr. Ramon Trias
Planning and Zoning Director
City of Coral Gables
427 Biltmore Way
2nd Floor
Coral Gables, Florida 33134

**Re: The Collection Residences - Planning and Zoning Board Application /
Amended Statement of Use and Justification**

Dear Mr. Trias:

On behalf of Coral Gables Luxury Holdings, LLC, (the "Applicant"), we respectfully submit this amended statement of use and justification in connection with the enclosed Planning Division Application, (the "Application"), for review of a Mixed Use Site Plan application, Zoning Code text amendment and an alley vacation. The Applicant proposes to construct a mixed use development named "The Collection Residences," (the "Project"), located immediately south of Bird Road, north of Altara Avenue, east of Salzedo Street and west of Aurora Street (the "Property"). The Property covers 42 separate lots over an entire block of property and contains approximately 2.824 acres.

Specifically, the proposed Project will contain 112 residential multi-family units and 14 live/work units for a total of 126 residential units, and approximately 40,000 square feet of commercial uses. The Project will also contain 63,100 square feet of landscaping and open space in a beautifully designed Mediterranean setting, which is consistent with the City of Coral Gables' (the "City") vision for this area and compatible with the new development in the neighborhood and surrounding areas.

This analysis will provide the justifications to show how the Project meets or exceeds the requirements necessary for the following approvals:

1. Mixed Use Site Plan / Conditional Use;
2. Zoning Code Text Amendment; and
3. Alley Vacation.

Benefits of the Proposed Development and Alley Vacation

The Application has been prepared and filed with the intent of elevating and further enhancing the ongoing redevelopment efforts in the "Industrial Section" of the City, located

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south of Bird Road, east of LeJeune and west and northwest of Ponce de Leon Boulevard as it runs parallel to South Dixie Highway. The Property is located within the North Industrial Mixed Use overlay district, which permits mixed use developments subject to conditional use approval. The City created this Mixed Use overlay district to foster redevelopment in this part of the City and to encourage higher end residential and commercial uses compatible with the Village of Merrick Park, which is located across the street from the Project.

The City's Comprehensive Plan and Zoning Code seek to preserve the City's predominantly single family residential character by concentrating dense and urban uses within areas such as the North and South Industrial Mixed Use Districts (e.g., the Village of Merrick Park). In the past decade, especially as the economy has risen out of recession, the quality of life (and work) in the City has propelled demand for both multifamily residential and high end commercial uses within and near the North and South Mixed Use Districts, where transit and pedestrian friendly projects will bring residents and visitors to these areas. The Collection Residences, with its mix of uses, will help address this demand.

The Collection Residences will honor and promote George Merrick's vision for the City. As the drawings and plans submitted with the Application illustrate, the Project has been beautifully designed with Mediterranean architecture which promotes public realm improvements and pedestrian amenities including plazas, colonnades and large walkable sidewalks along the street corridors. This multi-faceted development with luxury residential units, live/work spaces and high end commercial uses will transform this once industrial and small office area into a mixed use neighborhood with tree-lined streets and active pedestrian areas consistent with the vision of the City.

The Applicant and the Project's architects are fully dedicated to the quality of the Project's design and construction. While the Project will be reviewed as a mixed use development under the conditional use standards, the Applicant is also requesting a Zoning Code text amendment to allow a minor height increase to achieve a common and highly sought after amenity in luxury condominiums – a higher floor to ceiling height measurement. The height increase will enhance the quality of the apartment units, the building's aesthetics and the aesthetics of the surrounding area. Additionally, the Project's architects have created a beautiful tower element which architecturally balances the Project and provides prominent Mediterranean features that act as focal points and which are lacking in this area of the City.

The Collection Residences will also be of immense benefit to its immediate vicinity and to the City as a whole. The Project site is underutilized as it contains small office buildings and light industrial uses. The Collection Residences will introduce new residences and commercial uses and link them to major employment and entertainment centers such as the Village of Merrick Park. The Project will also provide new public infrastructure and public spaces including open green areas, large public sidewalks and plazas, and lush tree-lined streets to enhance the pedestrian experience.

The Property contains an underutilized alleyway which runs north and south from Bird Road to Altara Avenue and which is primarily, but minimally, used by the uses currently on the

Property. The Applicant is proposing to vacate this alley and replace it with an internal drive that will service the Project. Aside from being a visual eyesore, the existing alley bisects a block whose ownership is now consolidated and which is an ideal site for a new development that will incorporate urban design and planning features which have been longtime City goals. The vehicular access, service, and loading functions of the alley will be better implemented through the new internal vehicular drive which is much better designed for traffic safety. The utilities presently located under and over the alley will all be upgraded and installed underground. Other benefits being proffered in connection with or resulting from the alley vacation are:

- The creation of a continuous pedestrian walkway along Bird Road.
- Off site streetscape and landscape improvements.
- Off site pedestrian safety improvements which are further described in the survey included with this submittal.
- The use of 42 parking spaces in the project's parking garage as public permit spaces to be administered by the City.

Please note that, while some of these benefits are also being proffered in connection with mitigating the reduction in on street parking and the City's Art in Public Places program, we respectfully submit that the quantity, quality, and overall costs of these improvements and endeavors should be factored into the analysis of the alley vacation. For example, the value of covered parking spaces in a new garage is greater than the value of the rarely used, unmetered, and exposed surface parking spaces in the alley. In a similar vein, the Florida Department of Transportation will not permit streetscape improvements along Bird Road and certain offsite streetscape and landscaping improvements, which are discussed above in connection with the alley vacation, have also been proposed in lieu of the required Bird Road streetscape improvements on the opposite sides of the street from the project along Salzedo, Aurora, and Altara.

As an added benefit to the City, with the total value of the final improvements for The Collection Residences estimated to be approximately \$225,000,000, the City will receive a significant increase in real estate tax revenue as a result of the Project. Using the 2013 – 2014 City millage rate of 5.629, The Collection Residences would provide approximately \$1,013,220 in added tax revenue to the City annually. Considering the real estate tax revenue collected for the entire City is approximately \$65,000,000 annually, the annual tax revenue that will be collected by the City as a result of the Project will be substantial.

1. Mixed Use Site Plan / Conditional Use Review.

The Project is located within the North Mixed Use District, which permits residential mixed use projects subject to a conditional use review. Pursuant to City Code Section 3-408, The Collection Residences satisfies the conditional use standards for review as follows:

A. The proposed conditional use is consistent with and furthers the goals, policies and objectives of the Comprehensive Plan and furthers the purposes of these regulations and other City ordinances and actions designed to implement the Plan.

The proposed conditional use is for a mixed use building located within the North Industrial Mixed Use overlay district. The current land use classification is Commercial Low Rise Intensity and Industrial and the zoning is Commercial and Industrial, with the Mixed Use overlay on the Industrial lots. Mixed use buildings including residential uses are consistent with Policy FLU 1.1.5, especially Table FLU-4, Mixed Use Land Use, of the Comprehensive Plan, the general intent of which is to promote a multi-faceted pedestrian friendly environment comprised of an assortment of uses. In addition, the Comprehensive Plan's goals, policies and objectives are furthered or effectuated by this Project as set forth in the "Comprehensive Plan Analysis", attached as **Exhibit "A"**.

The Project will also be consistent with the Zoning Code, specifically with the Mixed Use District provisions of the Code (Sec. 4-201). That code section provides for mixed use projects in Commercial and Industrial zoning districts, subject to conditional use approval.

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

The proposed Project is a mixed use, multi-story building, with ground floor retail space below residential units, including live/work units. The Bird Road frontage will remain commercial. Other uses and structures in the area contain a mix of small office buildings, auto-related industrial uses and other commercial space. The general pattern of past development in this area has not been consistent with recent and past projects elsewhere in the City. This part of the City is in transition to more upscale mixed use projects to be compatible with the neighboring Village of Merrick Park. As an example, newer mid and high rise buildings which feature mixes of retail and residential uses are being redeveloped in the area.

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

As noted above, the character of the newer buildings in the area is mixed uses in mostly mid and high rise buildings. The proposed Collection Residences mixed use project will not conflict with the needs and character of this neighborhood and will in fact bring new life to the area by providing more residential uses. The residents will tend to patronize nearby businesses and offices.

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

There is no aspect of the proposed Project which will adversely affect other property in the area. On the contrary, a new upscale mixed use building should have a positive effect on its

surroundings. The Property lies in an area of the City which is in transition between older low rise commercial and industrial uses and mid or high rise mixed use projects. The purpose of the Mixed Use overlay district is to encourage new mixed use developments with pedestrian friendly amenities. The Collection Residences will have active pedestrian corridors with large, tree lined sidewalks around the entire Property.

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

The general nature of the surrounding area is a mix of industrial, commercial and office uses, generally in low rise buildings. However, redevelopment projects in this area have been upscale mixed use designs. The Property currently contains older low rise (one to three stories) structures. The redevelopment of this Property with The Collection Residences will bring more residents and new commercial uses to this area and will upgrade the Property and the neighborhood significantly. All of these factors should be beneficial to adjacent uses.

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

The Property with 42 separate lots is over 2.8 acres in size, and its shape and location lend themselves to the design of a unified, mixed use structure. The Project exceeds the code-required minimum property development regulations for mixed use buildings. The Property has four significant street frontages (Bird Road, Salzedo Street, Aurora Street, and Altara Avenue), all which will be clad with active uses, pedestrian corridors and live/work units. The Property is well suited for the proposed development.

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

The nature of the proposed Project will not be detrimental to the health, safety and general welfare of the community and will in fact, provide much benefit to the community. The Collection Residences will primarily be a residential development, containing commercial uses on the ground floor. The building will be designed to engage the street by providing inviting landscaping, attractive sidewalks, an arcade and ground floor uses open to the public on the first level. Upgraded infrastructure, buried utilities and pedestrian friendly and safe street corridor connections to employment and entertainment centers, such as Village of Merrick Park, will also be incorporated into the Project to benefit the community.

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

The Project's vehicular circulation is carefully organized into use zones. Since the Bird Road frontage will remain as commercial use, there will be no vehicular access from Bird Road, providing a safe, uninterrupted improved pedestrian sidewalk and open space area along the

frontage. The circulation patterns are revised to separate the uses and ingress and egress points to prevent stacking and congestion. The primary residential parking entrance points will be on the east and west sides along Aurora and Salzedo Streets, with the main entrance and resident drop-off/pick-up along Altara Avenue to the south. Loading and trash functions, as well as the commercial and residential parking (which will have separate parking areas), will be interior to the building. Circulation has been carefully considered by the building's designers and will greatly improve the conditions as they exist today.

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

A Concurrency sufficiency finding has been made and is part of this submittal.

2. Proposed Zoning Code Text Amendment and Justification

In order to create the Project as a beautiful, luxury mixed use development with increased floor to ceiling measurements and 360 degree ground floor active uses including live/work units, approximately 33,000 square feet of commercial space, large public sidewalks and open spaces and courtyards, text amendments are being proposed to the City's Mixed Use District. These text amendments will permit properties with an underlying zoning designation of Industrial to request up to an additional 20 feet in height for buildings provided the City Commission approves and the proposed building satisfies the following criteria: (a) the building must have no more than ten stories; (b) the additional building height is for the purpose of providing increased floor to ceiling height in residential units; (c) the additional building height enhances the building's aesthetics and the aesthetics of the surrounding area; and (d) the additional building height does not result in increased density or floor area. A Zoning Code text amendment is also being proposed for architectural elements, which will permit properties with an underlying zoning designation of Industrial and which obtain approval from the City Commission for additional habitable space height as stated above, to propose appropriate architectural elements as part of the site plan process and where the maximum height of the elements is subject to the discretion of the City Commission. The proposed Zoning Code text amendments are attached as **Exhibit "B"**.

The Collection Residences satisfy the criteria for the building height increase in that the property's underlying zoning district is Industrial where the additional height is proposed; the building does not have more than 10 stories; the additional height request is for the purpose of providing increased floor to ceiling height in the luxury residential units; the additional height enhances the building's aesthetics and the aesthetics of the surrounding area by creating an iconic Mediterranean designed building, where this type of architecture is lacking in the area; and the additional height will not result in increased density or floor area. Again, the purpose for the height increase is only to permit a greater floor to ceiling height in the units, as that is what is expected in these types of proposed high-end residential units.

A. Standards for Zoning Text Amendments

The Application is requesting a Zoning text amendment to Code Section 4-201 - the Mixed Use District to amend the height provisions for those properties located in an underlying Industrial zoning district. Pursuant to Section 3-1405, of the Zoning Code, the Project satisfies the standards for review of text amendments as set forth below:

1. **Promotes the public health, safety and welfare.** The Project will promote the public health, safety and welfare by converting underutilized, older properties into a signature project with a variety of uses that can benefit the public at large. The Mixed Use overlay districts were designed to redevelop this part of the City and to create a greater connection to the employment and entertainment centers, such as Village of Merrick Park. The Project will be improving the streetscapes around the entire Project and along Salzedo Street which will be the “gateway” to Merrick Park. Lush tree-lined walkable streets and green and open space areas will be incorporated to enhance this area and connect the entertainment and employment centers to major transit corridors. The Project improves neighborhood aesthetics, increases revenues for the City, stimulates the improvement of nearby properties, improves infrastructure and provides jobs, both temporary (i.e., construction) and long-term.
2. **Does not permit uses the Comprehensive Plan prohibits in the area affected by the district boundary change or text amendment.** The proposed uses, residential (including live/work units) and commercial are permitted uses (subject to a conditional use review) already in the Mixed Use District. The text amendment request will only be requesting amendments for minor height adjustments, which will be compatible with the surrounding area.
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.** The Collection Residences is not requesting an increase in density or intensity and in fact, the text amendment proposed does not permit an increase in height if an increase in density or floor area is requested.
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 the minimum requirements of the Comprehensive Plan.** A Concurrency Impact Statement is being submitted as part of this Application indicating compliance with all levels of service.
5. **Does not directly conflict with an objective or policy of the Comprehensive Plan.** The Project will not directly conflict with any known Comprehensive Plan policy or objective, and will in fact, further or implement several of the goals,

objectives and policies as detailed in the Comprehensive Plan Analysis attached as **Exhibit “A”**.

B. Zoning Code Text Amendment Justification

The Collection Residences is a project of great architectural design within the North Mixed Use overlay district. The Project sits on a parcel of property with 42 individual lots that make up a City block. The Mixed Use District allows this Property to be developed as a planned unified project rather than on a lot-by-lot basis and provides residential uses and densities in exchange for public realm improvements. The Collection Residences will feature multiple street frontages and building elevations, very elaborate facades and setbacks, improved circulation, and active ground floor uses around the entire building, which will benefit the neighborhood and City at large.

By their nature, zoning codes tend to segregate land uses and control the density and intensity of site development through set limitations and parameters such as maximum height, floor area ratios, setbacks, limitations on density and parking ratios. What can easily be lost in the application of these parameters is the overall form of the intended project. In the case of The Collection Residences, the Applicant wants to create a truly luxury mixed use building with residential and commercial uses. Today’s luxury unit demands an increased floor to ceiling height that could not be achieved without the proposed text amendment. The Project is primarily within the Industrial zoning district and North Mixed Use overlay district. The Mixed Use overlay district envisions the redevelopment of this part of the City, which has been slow to integrate new projects with Mediterranean design and style consistent with other parts of the City. The text amendment will allow the Project to be developed as a high-end, medium density project to stimulate the development in this area. The text amendments proposed for increased height, will provide greater opportunity for construction of quality developments through the use of flexible guidelines which allow the integration of a variety of uses, amenities and public realm improvements in one development. A written statement prepared by the project planners, Duany Plater-Zyberk, further justifying and explaining the proposed Code amendments is attached to this letter as **Exhibit “C”**.

3. Alley Vacation

The Property currently contains an alley which is approximately 30 feet in width and approximately 535 foot in length, running through the middle of the Property from north to south, from Bird Road to Altara Avenue. The Applicant is proposing to vacate the alley which will provide a material public benefit in terms of promoting the desired development and improving circulation, public realm space and uninterrupted, safe pedestrian corridors, and long-term financial revenues for the City. With regards to the long term financial benefit to the City, please note that, as mentioned above, the project would provide approximately \$1,013,220 in added tax revenue to the City annually. The vacation will also allow the Property to be redeveloped as a single, unified development consistent with the Mixed Use zoning district’s design standards.

Pursuant to Code Section 3-1203(A)(2), the Applicant satisfies the criteria to vacate the alley. Although the alley currently provides some minor benefit to the public (i.e., the users of the Property) in terms of utilities, trash service and parking for the existing uses, the overall benefit resulting from the abandonment outweighs any specific benefit derived from the alley today. Once the alley is vacated and as part of the mitigation plan, all utilities will be upgraded, relocated and placed underground, which will provide better utility service and make the Property more aesthetically pleasing. Additionally, trash and other service providers will continue to service the Property, but through an internal service driveway, which will allow the Bird Road sidewalk corridor to be a safe and seamless pedestrian thoroughfare, without vehicular intrusion. Moreover, parking will be relocated from surface lots to an internal parking structure which will be beautifully screened and wrapped with Mediterranean architectural features and active uses consistent with the Mixed Use overlay district and the goals, policies and objectives of the City's Comprehensive Plan.

The alley vacation will also not interfere with any planning effort of the City that is underway. In fact, the vacation furthers the City's goals for placemaking projects with Mediterranean inspired architecture that create pedestrian active and walkable corridors. The Project's beautiful streetscape improvements around the entire Property, including enlarged sidewalks and open space courtyards at the ground level, will mitigate the alley vacation and providing a seamless, shaded and safe walking environment for pedestrians to connect to employment and entertainment centers and to transit facilities, which will encourage residents and visitors to leave their cars at home.

The Applicant submitted a separate alley vacation application in accordance with Code Sections 62-257 *et seq.* to the City's Public Works Department and received "no objection" letters from the various private and public utility providers including, AT&T, Comcast, Miami-Dade WASD and the City's Public Works Department.

The Collection Residences promises to dramatically improve the semi-industrial nature of the area by bringing luxury residences, live/work units and high-end commercial uses to this part of the City. The Project will spur additional growth and redevelopment near and within the Mixed Use District while also furthering George Merrick's vision of a Mediterranean-inspired City with an active urban core and tranquil residential neighborhoods. The Project would realize the goals, objectives and policies of the City by bringing a well-designed, high-end mixed use development to an area that is presently underutilized immediately adjacent to employment and entertainment centers. We urge your support of this request and we look forward to collaborating with you to make The Collection Residences a reality.

Thank you for your consideration of the Application. Please contact me if you have any questions or would like to discuss the foregoing.

Sincerely,



Mario J. Garcia-Serra

EXHIBIT “A”

THE COLLECTION RESIDENCES COMPREHENSIVE PLAN ANALYSIS

The Collection Residences project will be consistent with the following Comprehensive Plan goals, policies, and objectives:

Goal FLU-1 – Protect, strengthen, and enhance the City of Coral Gables as a vibrant community ensuring that its neighborhoods, business opportunities, shopping, employment centers, cultural activities, historic value, desirable housing, open spaces, and natural resources make the City a very desirable place to work, live and play.

The Collection Residences will protect, strengthen and enhance the City of Coral Gables as a vibrant community with a mix of uses including residential and commercial. The Project will bring desirable, luxury housing, live/work units and upscale street level amenities to an area of the City which is burgeoning with new energy and redevelopment. The Collection Residences is located only one block north of the Village of Merrick Park, close to employment and entertainment centers surrounded by the City’s main intersections – Bird Road, LeJeune Road and Ponce de Leon Boulevard, all which are transit corridors. The proposed Project will bring additional residential uses and activity within the Mixed-Use district to further the City’s goals to create a very desirable place to work, live and play.

Objective FLU-1.1 - Preserve Coral Gables as a “placemaker” where the balance of existing and future uses is maintained to achieve a high quality living environment by encouraging compatible land uses, restoring and protecting the natural environment, and providing facilities and services which meet or exceed the minimum Level of Service (LOS) standards and meet the social and economic needs of the community through the Comprehensive Plan and Future Land Use Classifications and Map.

The Collection Residences will preserve Coral Gables as a “placemaker” and balance the existing and future surrounding land uses to achieve a high quality living and working environment. The Property is designated Industrial and Commercial on the City’s Future Land Use Map and Zoned Industrial and Commercial, with a Mixed-Use District Overlay, which encourages high quality mixed use development such as The Collection Residences, which are compatible with the surrounding uses. The Project is located along Bird Road, a main transit corridor of the City which will be enhanced to create a beautiful and inviting pedestrian friendly street front area which will foster transit use and walkable streets. The Project will also enhance the infrastructure, facilities and services surrounding the development and be consistent and compatible with the surrounding uses. With its beautiful architectural details and prominent tower feature, The Collection Residences will bring George Merrick’s vision to this part of the City.

Objective FLU-1.2 - Efforts shall continue to be made to control blighting influences, and redevelopment shall continue to be encouraged in areas experiencing deterioration.

Although technically not a blighted area, the industrial nature of the area with automobile mechanic shops and industrial storage facilities creates a sense of non-cohesiveness in this part of the City that is inconsistent with the City’s Goal (Goal FLU-1) to “*Protect, strengthen, and enhance the City of Coral Gables as a vibrant community ensuring that its neighborhoods, business opportunities, shopping, employment centers, cultural activities, historic value, desirable housing, open spaces, and natural resources make the City a very desirable place to work, live and play.*” The Mixed-Use overlay district was created to reinvigorate this area and introduce uses compatible with the surrounding residential and commercial uses. The Project, once approved, will create new opportunities in the surrounding area and further redevelopment efforts.

Objective FLU-1.7 – Discourage the proliferation of urban sprawl by including a regulatory framework for encouraging future infill and redevelopment within existing developed areas.

The Collection Residences will create an infill redevelopment project which will discourage urban sprawl and encourage the reuse of underutilized parcels. The Project will replace older and underutilized parcels located on 42 separate lots with a unified and beautifully designed, luxury residential and mixed use building, which will revitalize and reenergize this area of the City.

Objectives DES-1.1 – Preserve and promote high quality, creative design and site planning that is compatible with the City’s architectural heritage, surrounding development, public spaces and open spaces.

The Collection Residences will bring new energy and redevelopment to this area of the City while reaffirming George Merrick’s original vision for Coral Gables’ design, look and lifestyle. The design creatively incorporates the City’s architectural heritage including Mediterranean style architecture, arcades and loggias and a tower element at the top of the building. The Project is consistent and compatible with the surrounding areas and satisfies the City’s vision for new development. The Collection Residences provides ample setbacks and stepbacks, green rooftops with water features, large public open spaces and courtyards, and ground floor public plazas and green areas. Streetscape improvements will be incorporated around the entire Project and adjacent streets to facilitate pedestrian activity and connectivity to surrounding areas.

Policy DES-1.1.1 - Promote and support George Merrick’s vision consistent with the established historic and cultural fabric of the City.

The Collection Residences is inspired by classical Mediterranean architecture and will honor and promote George Merrick’s vision for the City of Coral Gables. The general pattern of development in this area has not been consistent with development throughout the rest of the City. With a taller prominent tower feature framing the Project and arcades and loggias throughout and along the ground floor, The Collection Residences with its Mediterranean design will be a significant step towards fostering development in the area which is consistent with the established historic and cultural fabric of the City.

Policy DES-1.1.2 - Provide for rigorous design guidelines, standards, and review processes via the City's Zoning Code that ensure high quality design of buildings and spaces.

The Applicant and the project architects are committed to complying with and satisfying the rigorous design guidelines, standards and review processes, which are further strengthened by the accompanying proposed Zoning Code Text Amendment, in order to ensure that the Project is being designed and constructed with the utmost quality and detail.

Objective DES-1.2 - Preserve the Coral Gables Mediterranean design and architecture.

The Collection Residences is beautifully designed in a Mediterranean architectural style compatible with the City's architectural heritage. The Project promotes sound and aesthetically pleasing designs and uses and will ensure the preservation of the unique character of the City's Mediterranean architecture.

Policy MOB-1.1.1 - Promote mixed use development to provide housing and commercial services near employment centers, thereby reducing the need to drive.

The Collection Residences is located one block north of the Village of Merrick Park, an employment, shopping and entertainment area. The Project will complement the Merrick Park development area by facilitating the development of "higher end" residential and commercial uses which are compatible with Merrick Park. Additionally, the Project will create pedestrian friendly corridors with large sidewalks and green areas so residents can safely walk to employment and entertainment areas without being dependent on automobiles.

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.

The Collection Residences is located along Bird Road, between LeJeune Road and Ponce de Leon Boulevard, the City's main transit corridors. The Property where the Project is proposed is currently a City block of underutilized industrial and commercial old buildings with surface parking lots. The Project is designed to create a Mixed-Use urban infill development, with luxury residential units, live/work and commercial uses. The Project will include large public corridors with tree lined sidewalks, green areas and pedestrian amenities, all which support walking, bicycling and public transit use.

EXHIBIT “B”

ARTICLE 4 - ZONING DISTRICTS

Reference	Individual building(s)	Overlay District	Type	Requirements
D. Performance standards.				
1.		✓	Minimum site area for an MXD District.	Twenty-thousand (20,000) square feet.
2.	✓		Minimum site area for an MXD project/building.	Twenty-thousand (20,000) square feet.
3.	✓		Minimum site area for an MXD project/building within North and South Industrial MXDs as defined on the Official Zoning Map.	Greater than forty-five (45) feet in height shall provide a minimum of one-hundred (100) feet of primary street frontage and a minimum site area of ten-thousand (10,000) square feet.
4.	✓	✓	Lot coverage.	No minimum or maximum.
5.	✓	✓	Mixed use percentages.	Provide a minimum of eight (8%) percent of the total square footage of the building square footage (not including parking garage square footage) or the entire ground floor, whichever is greater, of permitted ground floor uses. Remaining portions of the building may be uses permitted in the underlying zoning designations as modified by these regulations.
6.		✓	Mediterranean architecture.	Mandatory for MXD overlay districts only.
E. Building regulations.				
1.		✓	Encroachments of bridges over rights-of way.	Bridges traversing a public right-of-way are permitted, however, only if properties on both sides are under same ownership.
2.	✓	✓	Encroachments for balconies, awnings, etc.	Subject to applicable regulations. _
3.		✓	Floor area ratio.	Up to 3.5 with Mediterranean architecture.
4.	✓	✓	Floors.	No minimum or maximum required.
5.	✓	✓	Floor-to-floor height.	The minimum floor-to-floor height shall be permitted as regulated per the Building Code.
6.		✓	Height.	The maximum allowable building height(s), subject to satisfying Article 3, Division 4, Conditional Uses, for habitable space for the following underlying zoning designations and uses may be granted as follows: <ul style="list-style-type: none"> • Commercial Limited District: Up to and including seventy-five (75) feet. • Commercial District: Up to and including one-hundred (100) feet. • Industrial District: Up to and including one-hundred (100) feet. • Manufacturing uses: Up to and including forty-five (45) feet. <p>>> For properties which have an underlying zoning designation of Industrial, the City Commission may approve up to an additional twenty (20) feet of habitable building height upon finding that the proposed building complies with the following criteria:</p> <ol style="list-style-type: none"> 1. The building has no more than ten (10) stories. 2. The additional building height is for the purpose of providing increased

EXHIBIT “B”

ARTICLE 4 - ZONING DISTRICTS

				<p>floor to ceiling height in residential units.</p> <ol style="list-style-type: none"> 3. The additional building height enhances the building’s aesthetics and the aesthetics of the surrounding area. 4. The additional building height does not result in increased density or floor area. <<
7.	✓	✓	Heights of architectural elements, etc.	<p>The maximum allowable height(s), subject to satisfying Article 3, Division 4, Conditional Uses, of architectural elements, spires, bell towers, elevator housings or similar non-habitable structures for the following underlying zoning designations and uses may be granted as follows:</p> <ul style="list-style-type: none"> • Commercial Limited District: Up to and including fifteen (15) feet. • Industrial and Commercial Districts: Up to and including twenty-five (25) feet. • Manufacturing uses: Up to and including ten (10) feet. <p>>>For properties which have an underlying zoning designation of Industrial and obtain approval from the City Commission for additional habitable space height pursuant to Section 4-201(E)(6), the maximum height of architectural elements is subject to the discretion of the City Commission which may determine, as part of the site plan approval process, what architectural feature height is appropriate based on the aesthetics and design of the proposed building.<<</p>
8.		✓	Height adjoining residential uses.	<p>Properties which are adjacent to residential district designations shall be limited to a maximum height (habitable space) of forty-five (45) feet within one hundred (100) feet of the adjacent right-of-way line. Ten (10) additional feet are permitted for roof top architectural elements, etc. above the habitable height. >>The City Commission may, at its discretion, approve increased height for architectural features for properties which are adjacent to residential district designations if it finds that the increased architectural feature height is appropriate based on the aesthetics and design of the proposed building and that such increased architectural feature height will not have a negative impact on adjacent residential uses.<<</p>
9.	✓	✓	Number of buildings per site.	No minimum or maximum required.
10.	✓	✓	Ground floor building frontage on primary streets.	Minimum of fifty (50%) percent of the linear ground floor building frontage shall include retail sales and service, office, or restaurant or public realm land area (i.e. plazas, courtyards, open space, etc.) uses. Primary street means a major street of considerable continuity which serves or is intended to serve as a major traffic artery connecting large areas of the community (City).
11	✓	✓	Ground floor building frontage on secondary streets.	Minimum of forty (40%) percent of the linear ground floor building frontage shall include retail sales and service, office, or restaurant or public realm land area (i.e. plazas, courtyards, open space, etc.) uses. Secondary street means a minor street used to access abutting properties which carries traffic to the primary street system.
12	✓	✓	Retail frontage on alleys.	No minimum or maximum required.
13.	✓	✓	Residential density.	Up to a maximum of one hundred and twenty-five (125) units per acre except for properties in the Central Business District (CBD) and the North and South Industrial Mixed Use Districts. There shall be no density limitations in the CBD and the North and South Industrial Mixed Use Districts.
14.	✓	✓	Setbacks (buildings).	<p>Front: Up to forty-five (45) feet in height: None. If over forty-five (45) feet in height: Ten (10) feet</p> <p>Side: Interior side: None.</p> <p>Side street: Fifteen (15) feet.</p>

EXHIBIT C

January 9, 2015

Ramon Trias, Director
 Coral Gables Department of Planning and Zoning
 427 Biltmore Way, Suite 201
 Coral Gables, Florida 33134
 Tel 305-460-5211

Dear Mr. Trias,

The Collection Residences project is requesting an amendment to the Mixed Use Overlay District (MXOD) zoning regulations which would allow, subject to City Commission approval, additional height for the residential portion of a building at the address: 250 Bird Road. The MXOD regulations presently allow a height of 100 feet to the eave for properties with an underlying Industrial District zoning designation and an additional 25 feet of height for architectural features. The proposed Code amendment would permit the City Commission to approve an additional habitable-space height as well as additional height for architectural features. The requested height for the residential portion of the building is 115' - 6", and 175'-9" for the decorative extension over the entrance facing Altara Avenue,. The commercial portion of the building facing Bird Road conforms to the Code height limit of a maximum of 45 feet and proposes an architectural feature which is 66 feet in height and exceeds the maximum 10 feet of height presently permitted for architectural features for this portion of the building

With the understanding that such an allowance could lead to future similar requests, the justification for this request is as follows:

1. The additional height of the residential portion of the building does not represent any increase in density over that possible within the 100-foot zoning envelope. In other words, the proposed design does not increase the number of stories over that possible within the 100-foot limit; the additional height is distributed among the ten stories. The building has a podium of four stories, which includes live-work units and liner apartments concealing the parking garage on three sides, Aurora Street, Altara Avenue, and Salzedo Street. The podium stories range from 10'-3" to 14'- 6" floor to floor. The tower stories range from 11'-6" to 12'-9" floor to floor. The northern portion of the building (the commercial portion of the building) facing Bird Road and Aurora Street and Salzedo Street, has a tall commercial story with two parking garage stories above that and below a pool deck, conforming to the code requirement of a 45-foot maximum. It is important to note that the proposed Zoning Code text amendment requires that any project requesting increased height establish that it is limited to 10 stories and that the proposed height increase will not result in increased density or floor area. Additionally, the maximum height made possible by the proposed Zoning Code text amendments are nowhere near the maximum heights already existing or permitted in other parts of the City where 190.5 feet of habitable building height are permitted and

an additional 62 feet of height are permitted for architectural features. The maximum height permitted by the proposed Zoning Code text amendments will be in scale with the surrounding area and the existing as built environment.

2. The housing in this project is intended to serve Coral Gables residents moving out of houses and downsizing into apartments: empty nesters. There are 130 units, ranging from 1120 square feet to 6145 square feet. These have rooms of a scale that require taller than minimum ceilings to maintain gracious interior room proportions, and the ceiling heights range from 9'-6" to 10'-9". These dwelling units, of larger area and taller spaces than most of their recently-built surroundings, bring diversity to the local market, and bring an increase in quality to this growing neighborhood of housing in the south of Bird Road area.
3. The additional height of the decorative extension, at the southern façade, is proposed for aesthetic reasons. The tower marks the main entrance of the residential building and requires a certain height to have an appropriate proportion in relation to the building as whole. The entry façade and tower are the central third of the Altara Avenue façade, and seek to be a vertically proportioned element that complements the overall horizontal massing of the building. While not replicating it by any means, this facade takes a cue from the Biltmore Hotel, a building of dominantly horizontal mass, with a tower extending above the main body of the building, articulated from base to top. The Collection Residences façade, has a central vertical element that rises above the wings to produce the visual effect of a ceremonial tower celebrating entry, flanked by the more vernacular style wings of the apartments. As this central portion of the Altara façade is setback somewhat behind the wing facades, the tower likewise is setback, and in order to be seen from the surrounding streets, requires the height.
4. The additional height of this project or potential others in this area will not adversely impact surrounding neighborhoods because this entire area is distant from single-family homes. With a tower setback of approximately 200 feet from Bird Road to the north, with the Coral Gables High School to the west, Dixie Highway to the south and the City of Miami to the east, where already a number of taller buildings are under construction, the impact of the additional height of this project will not have an adverse impact on its surroundings. Indeed conversely, by its attention to composition and proportions, the Collection Residences may have a beneficial affect on the design of future projects in this area.
5. Furthermore, it is important to note that the proposed Code amendment provides that additional height can only be requested for properties, or portions thereof, that have an underlying Industrial District zoning designation. As is indicated in the Potential Developments Diagram attached to this statement as Exhibit "A," the area with the underlying Industrial District zoning is limited in extension and largely redeveloped or in the process of being redeveloped already. The practical effect of this requirement is to limit the number of projects for which this increased height allowance could be permitted and to concentrate the increased height to the center of the Mixed-Use Overlay Districts and along South Dixie Highway and away from the Bird, Le Jeune, and Ponce de Leon street frontages which will maintain the very agreeable pedestrian scale which is developing along those street frontages.

In summary, the impact of allowing The Collection Residences to be built with additional height promises to add to the quality of the overall redevelopment of this part of Coral Gables, and to provide the residents of Coral Gables with a new alternative of high-quality urban residences in a neighborhood

DPZ

DUANY PLATER-ZYBERK & COMPANY, LLC

that is developing with great attention to pedestrian quality of its streets, close to shopping, close to transit, and with excellent accessibility to the region's educational institutions and workplaces. This is an important location in the City, deserving of the highest quality urban and building design.

Sincerely yours,

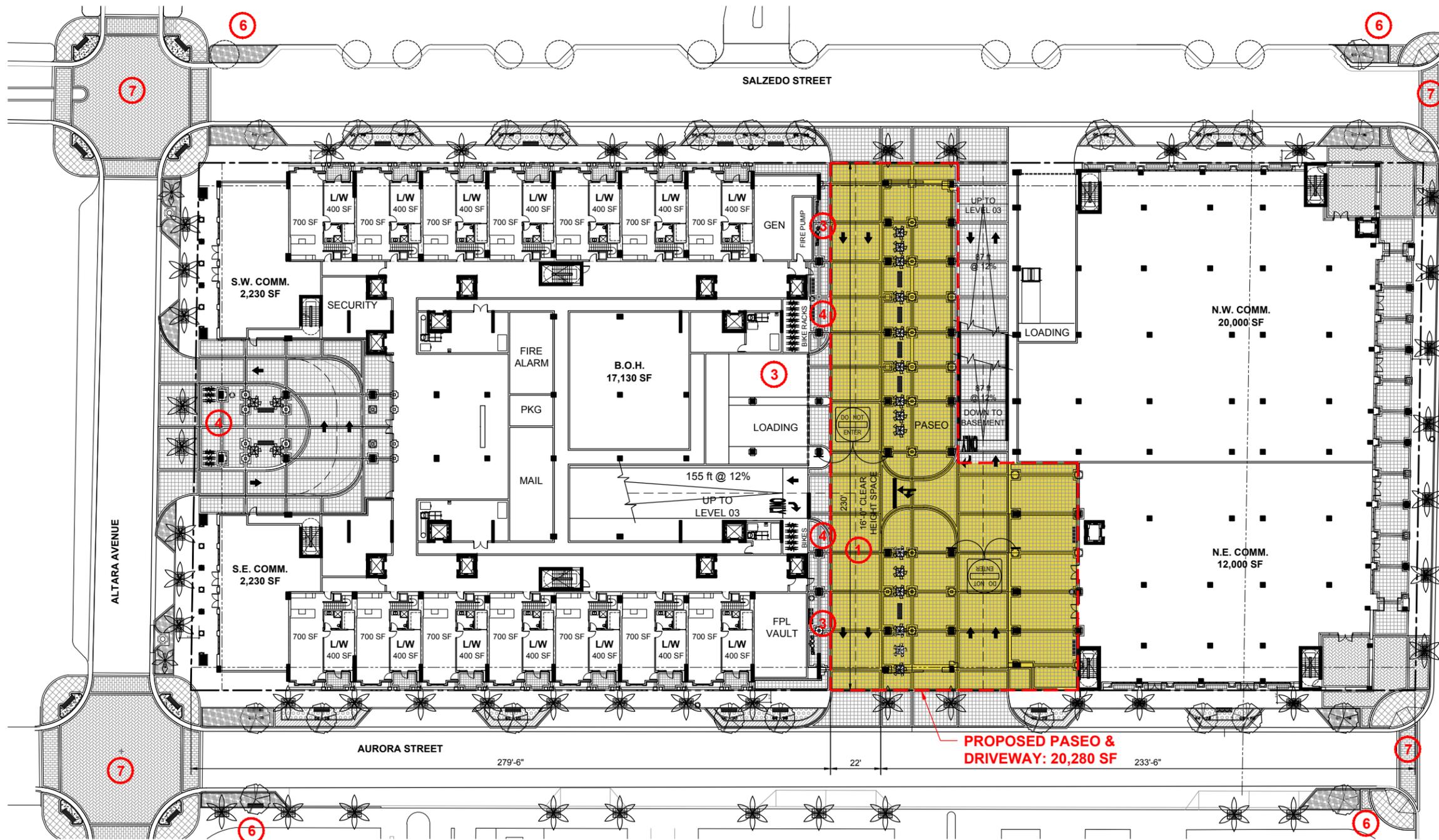


Elizabeth Plater-Zyberk, FAIA
Principal

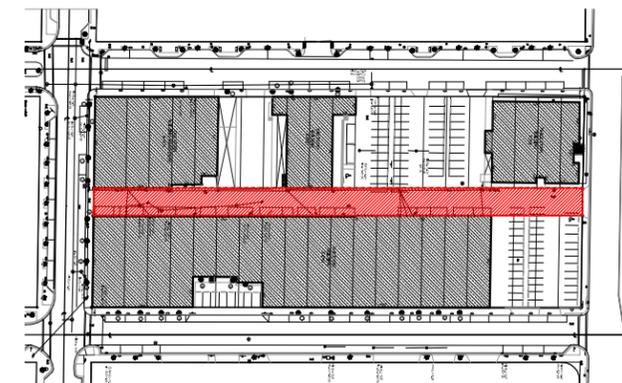
**EXHIBIT C
POTENTIAL REDEVELOPMENT SITES DIAGRAM**



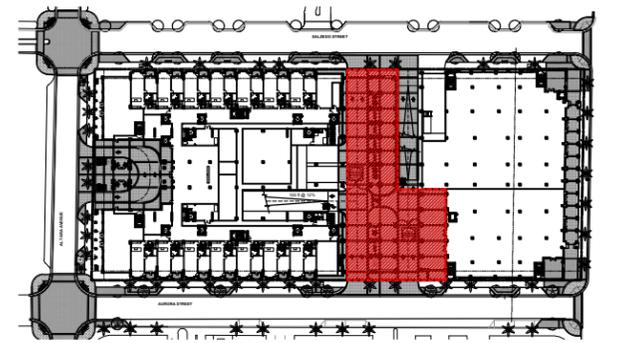
EXHIBIT D



Existing Alley to be Vacated: 16,050 SF



Public Easement Provided over Internal Driveway & Paseo: 20,280 SF



PROPOSED PASEO & DRIVEWAY: 20,280 SF

Existing Alley Provides:

- Service drive for existing properties
- Placement of utility lines (both below ground & above ground)
- Alley Parking

Existing Alley Area: 16,050
 FAR x 3.5
 Total **56,175 SF**

Proposed Project Will Provide the Following per Ordinance:

- ① Public Easement over paseo and driveway
- ② Relocation of utilities below grade (*not shown here*)
- ③ Consolidation of service elements within enclosed and roofed area
- ④ Public accessible bicycle racks

In Addition to Ordinance Requirements:

- ⑤ Off-site Pedestrian Improvements (see Exhibit E pages 14-15)
- ⑥ Off-site landscaping improvements (on opposite side of Salzedo, Altara and Aurora)
- ⑦ Off-site decorative pavers
- ⑧ Off-site utilities improvements (*pumpstation upgrade not shown here*)
- ⑨ Increased tax revenue to the city of approximately \$1 million per year
- ⑩ 42 replacement covered public parking spaces (see Level 03 page 35)

**THE COLLECTION RESIDENCES
PEDESTRIAN IMPROVEMENTS
PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COST (2015)**

<u>Item</u>	<u>Quantity</u>	<u>Unit</u>	<u>Unit Price</u>	<u>Cost</u>
Mobilization (10%)	1	LS	\$ 4,500	\$ 4,500
Maintenance of traffic (10%)	1	LS	\$ 4,500	\$ 4,500
Clearing and grubbing (10%)	1	LS	\$ 4,500	\$ 4,500
Countdown pedestrian signals	10	AS	\$ 650	\$ 6,500
Pedestrian detector signs	7	AS	\$ 200	\$ 1,400
Pedestrian warning signs	2	AS	\$ 400	\$ 800
Sign relocation	1	AS	\$ 400	\$ 400
Detectable warning surfaces	15	EA	\$ 400	\$ 6,000
Crosswalk markings	1	LS	\$ 1,000	\$ 1,000
Sidewalk replacement	1	LS	\$ 15,000	\$ 15,000
Landscape maintenance	1	LS	\$ 400	<u>\$ 400</u>
		Subtotal=		\$ 45,000
Small project adjustment (20%)				\$ 9,000
Contingencies (20%)				<u>\$ 9,000</u>

Construction Cost Range = \$60,000 - \$70,000

Design and Permitting (City, MDC, FDOT) = \$12,000 - \$15,000

THE COLLECTION RESIDENCES: PEDESTRIAN IMPROVEMENTS

