



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

<b>Applicant:</b>	<b>Codina CG, LLC</b>
<b>Application:</b>	<b>Mixed Use Site Plan Review and Receipt of Transfer of Development Rights (TDRs)</b>
<b>Property:</b>	<b>2020 Salzedo Street</b>
<b>Public Hearing - Dates/Time/ Location:</b>	<b>Planning and Zoning Board February 12, 2014, 6:00 – 9:00 p.m., City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida, 33134</b>

**Application Request.**

Mixed use site plan review and the receipt of Transfer Development Rights (TDRs) for the mixed-use project referred to as “2020 Salzedo Street”, as follows:

1. *A Resolution of the City Commission of Coral Gables, Florida requesting mixed-use site plan review pursuant to Zoning Code Article 4, “Zoning Districts”, Division 2, “Overlay and Special Purpose Districts”, Section 4-201, “Mixed Use District (MXD)”, for the construction of a mixed use project referred to as “2020 Salzedo Street” on the property legally described as Lots 13-37 and the east 7’ of lot 38, Block 18, Section K (2020 Salzedo Street), Coral Gables, Florida; including required conditions; providing for an effective date. (Legal description on file at the City)*
2. *An Ordinance of the City Commission of Coral Gables, Florida requesting receipt of Transfer of Development Rights (TDRs) pursuant to Zoning Code Article 3, “Development Review”, Division 10, “Transfer of Development Rights”, Section 3-1006, “Review and approval of use of TDRs on receiver sites”, for the receipt and use of TDRs for the mixed use project referred to as “2020 Salzedo Street”, on the property legally described as Lots 13-37 and the east 7’ of lot 38, Block 18, Section K (2020 Salzedo Street), Coral Gables, Florida; including required conditions; providing for severability, repealer, codification, and an effective date. (Legal description on file at the City)*

Mixed use site plans and the receipt of TDRs require review by the Planning and Zoning Board and City Commission. City Commission approval of a mixed use site plan requires review at one (1) advertised public hearing (via Resolution). Receipt of TDRs requires Commission review at two (2) public hearings (via Ordinance).

**Summary of Application.**

Codina CG, LLC (hereinafter referred to as “Applicant”), has submitted an application (hereinafter referred to as the “Application”) for mixed use site plan review and the receipt of Transfer of Development Rights for consideration at public hearings pursuant to and in accordance with the City of Coral Gables Zoning Code Mixed Use District (MXD) and Transfer of Development Rights (TDRs) provisions, and the Comprehensive Plan (CP) Mixed Use District (MXD) provisions.

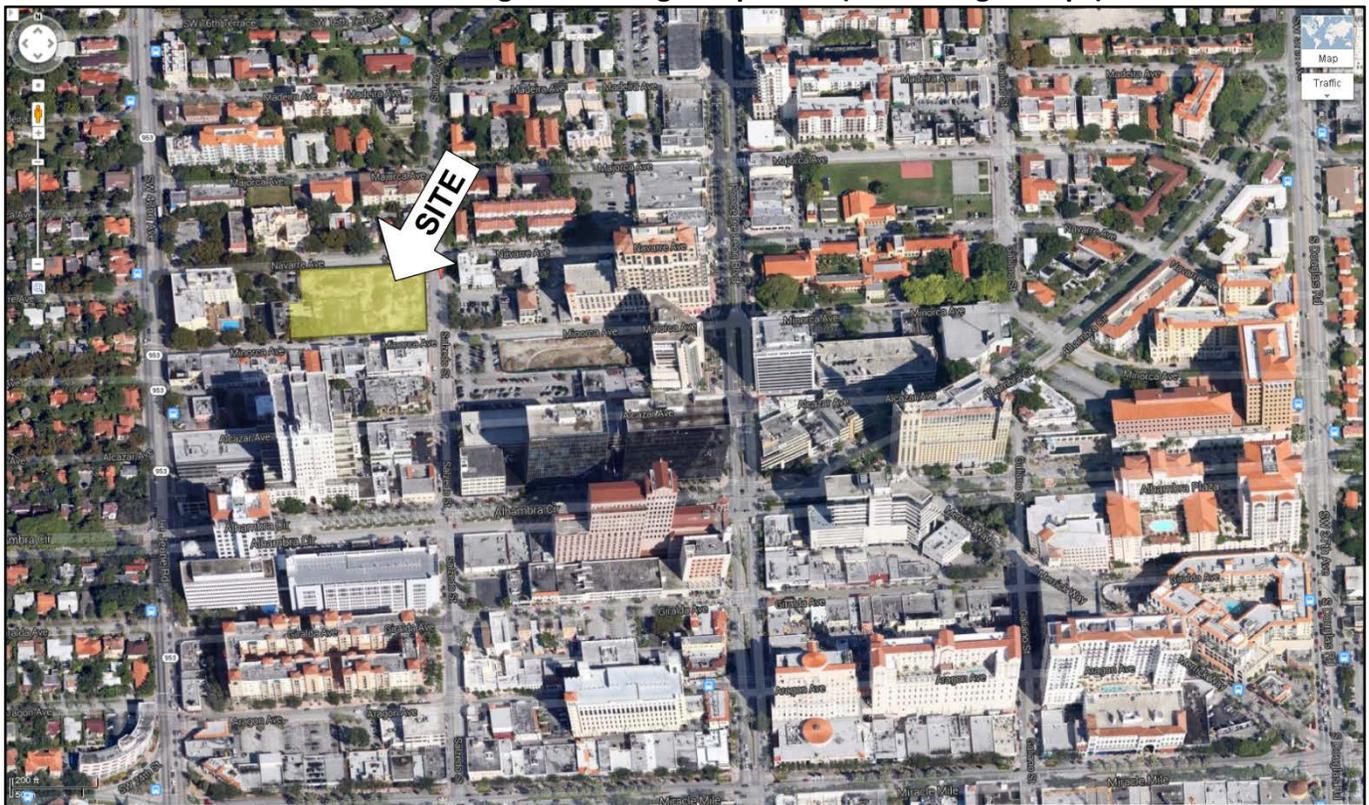
This property is located within the City’s Central Business District (CBD), and is approximately one and one-half acres (71,142 sq. ft.) in size. The proposed mixed use project consists of a four (4) story/60’-0” office building containing 47,853 sq. ft. located on the southeast corner of the property, and a sixteen (16) story/189’-8” multi-family residential building containing 214 apartment units located along the north side of the site. A seven (7) story/77’-0” parking garage containing 559 parking spaces and roof-top amenities for building residents including a pool is located on the west side of the property. A public paseo passes through the project from Minorca Avenue to Navarre Avenue, and an internal open air courtyard can be accessed from Salzedo Street through a covered at grade loggia.

Twelve (12) public parking spaces are proposed on a separate surface parking lot behind the project in the southwest corner of the property (Lot 37 and east 7’ of Lot 38). The public parking lot would be accessed from Minorca Avenue and is intended to mitigate the loss of on-street parking created by the project. The Applicant has included the area of the surface parking lot towards the FAR calculation permitted for the proposed mixed-use project. The Applicant has indicated that there will be either a lease or easement granted to the City which will allow the City to maintain and run the parking lot for the City’s benefit. That agreement between the Applicant and City has not been finalized.

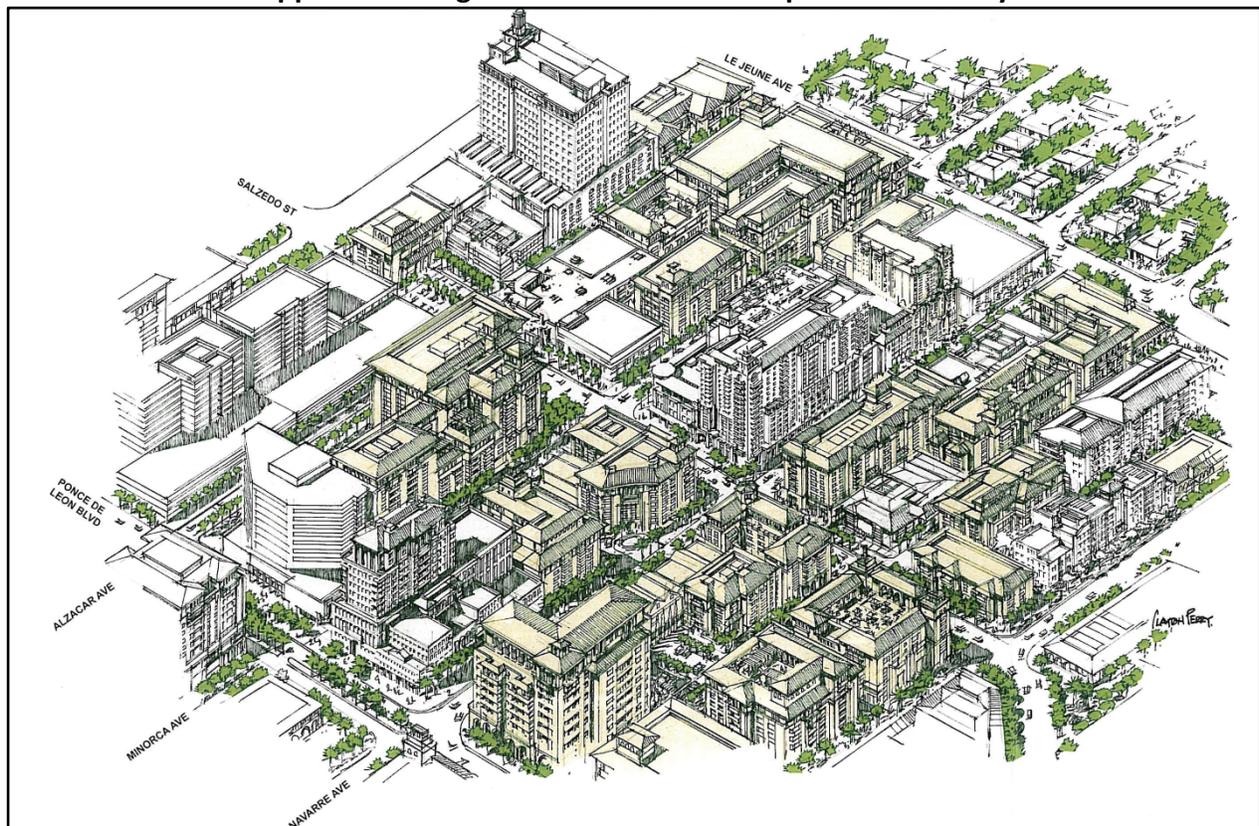
The Applicant is proposing to purchase 53,356 sq. ft. of unused development rights from five (5) historically designated properties for this project. Transfer of Development Rights from historic properties may increase the allowed FAR of a receiving property by no more than 25%. The additional Transfer of Development Rights (TDRs) would increase the project’s permitted maximum size from 248,997 sq. ft. to 300,890 sq. ft. (4.23 FAR), which is less than the maximum potential FAR under this program.

Ordinance No. 3607 (adopted on 12.17.02) approved a change of land use from mid-rise multi-family and commercial development to high-rise commercial development on Lots 13-34 of the property. Lots 35-37 and east 7’ of Lot 38 have been added to the site since that approval. A concurrent request for a mixed use project referred to as the “Gables Rental Apartment-Hotel” (later referred to as “The St. George”) was also approved for Lots 13-34 of the property by Ordinance No. 3608 (adopted on 12.17.02). That project consisted of 3,481 sq. ft. of ground floor commercial space, 123 unit extended stay hotel and 99 residential units. Ordinance No. 3608 limited the site to a maximum permitted building height of ninety-seven (97’-0”) feet, and included a condition of approval that any increase in height shall require Planning and Zoning Board and City Commission review and approval.

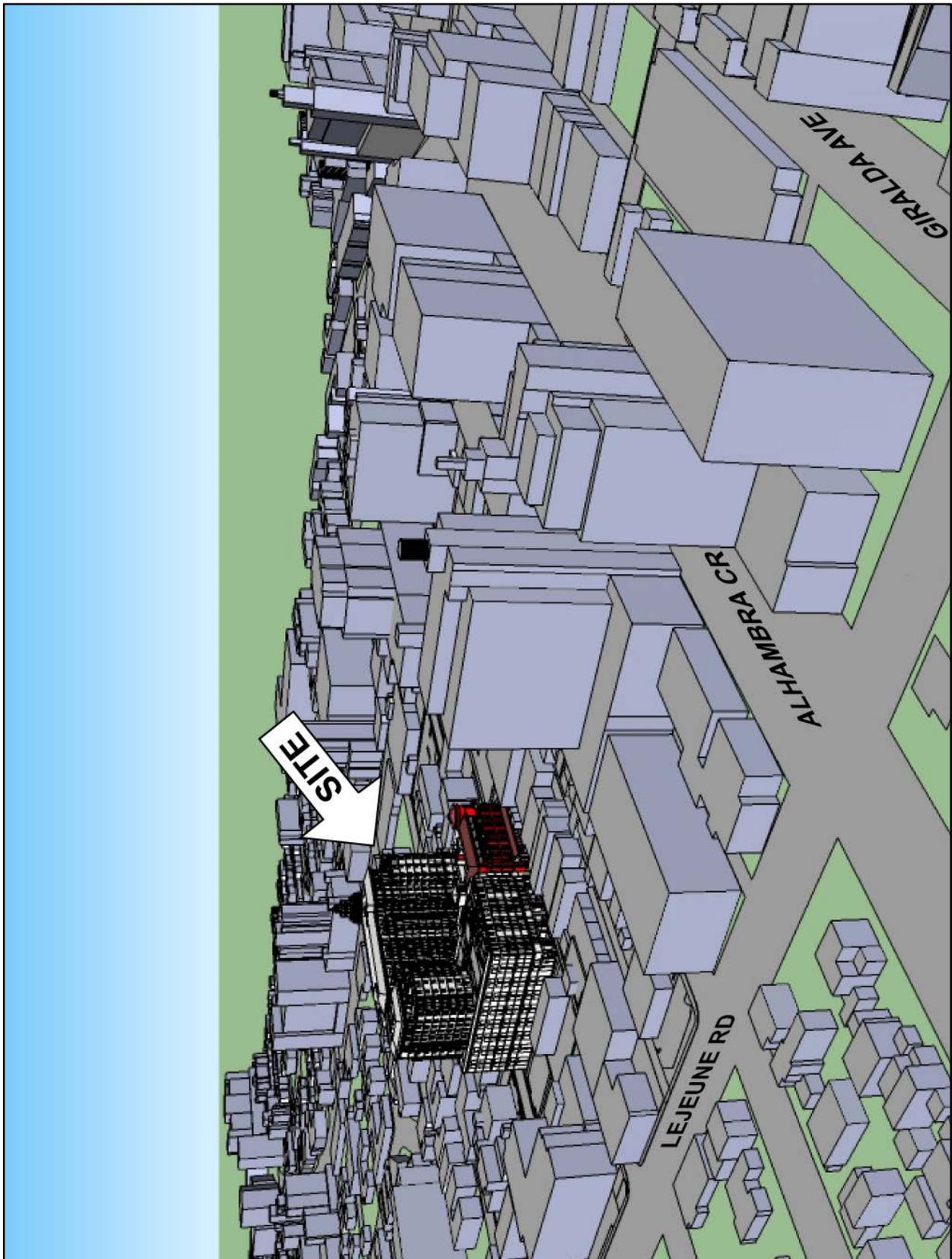
**Aerial with 45 degree Building Perspective (from Google Maps)**



**Applicant's Diagram of Potential Development in Vicinity**

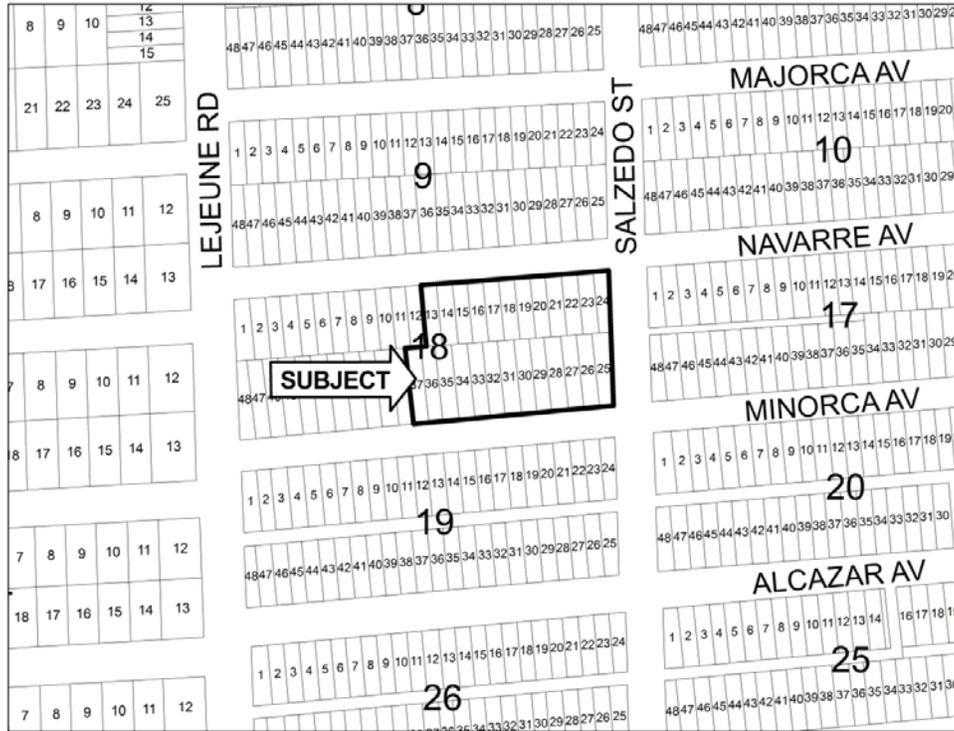


**Applicant's 3D Model inserted into the 3D Model Prepared by City Staff**

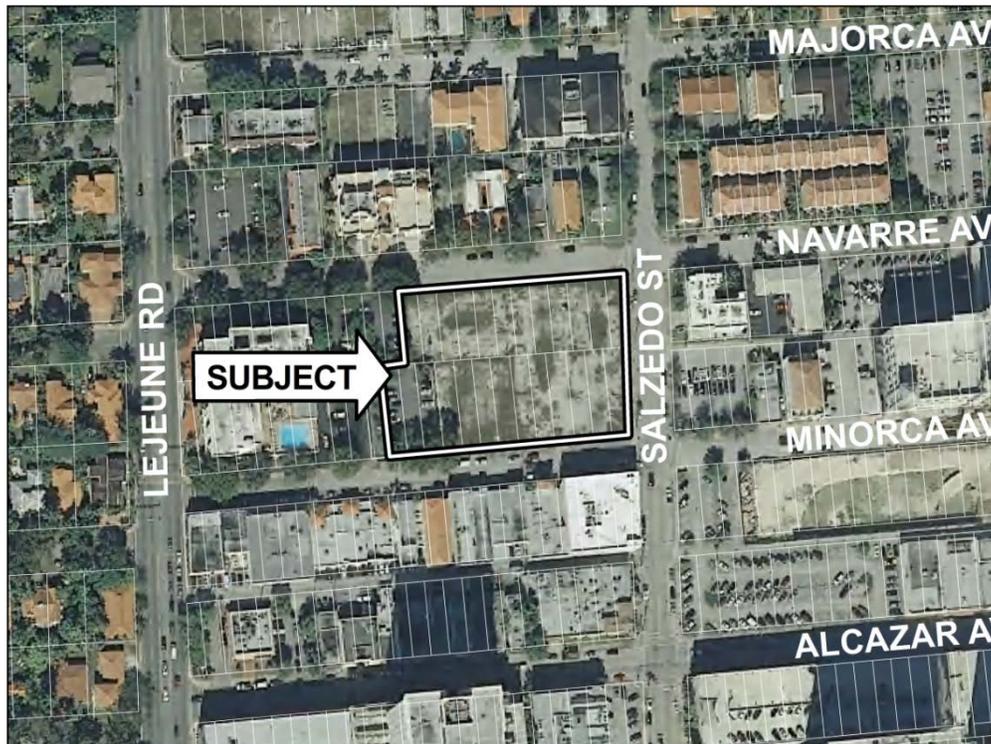


The property is bounded by Navarre Avenue (north), Minorca Avenue (south) and Salzedo Street (east), as shown on the following location map and aerial photo:

**Block, Lot and Section Location Map**



**Aerial**



**Site Data and Project Timeline.**

**Site Data and Surrounding Uses**

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

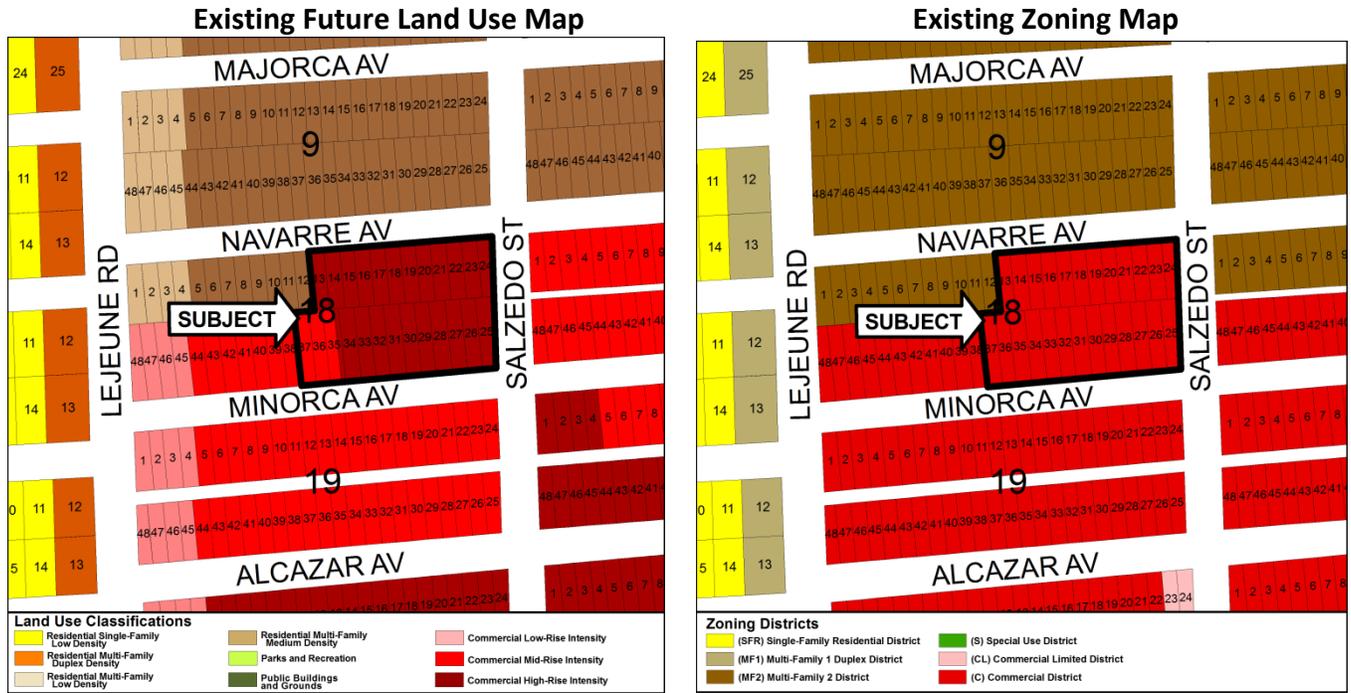
**Existing Property Designations**

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

**Surrounding Land Uses**

Location	Existing Land Uses	CP Designations	Zoning Designations
North	1-5 story apartment buildings (5 buildings)	“Residential Multi-Family Medium Density”	Multi-Family 2 (MF2)
South	2-3 story commercial buildings (5 buildings)	“Commercial Mid-Rise Intensity”	Commercial (C)
East	4 story apartment building and surface parking	“Commercial Mid-Rise Intensity”	Commercial (C) and Multi-Family 2 (MF2)
West	6 story hotel and surface parking	“Commercial Mid-Rise Intensity” and “Residential Multi-Family Medium Density”	Commercial (C) and Multi-Family 2 (MF2)

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



### City Review Timeline

The proposal has undergone the following City reviews:

Type of Review	Date	Result of Review
Development Review Committee	06.29.12 and 06.28.13	Comments provided to Applicant
Board of Architects	12.19.13 and 02.06.14	Preliminary approval and approval of Mediterranean architectural bonuses
Historic Preservation Board	01.16.14	Approval of sending sites
Planning and Zoning Board	02.12.14	TBD
City Commission (1 <sup>st</sup> reading – receipt of TDRs)	03.12.14	TBD
City Commission (2 <sup>nd</sup> reading – MXD site plan and receipt of TDRs)	TBD	TBD

**Proposed Mixed Use Project.**

### Legislative History

A mixed use project referred to as the “Gables Rental Apartment-Hotel” (later referred to as “The St. George”) was previously approved on this property. That project consisted of 3,481 sq. ft. of ground floor commercial space, 123 unit extended stay hotel and 99 residential units. The project was limited to

a maximum building height of ninety-seven (97) feet (mid-rise). The following ordinances were approved for that project (copies of ordinances provided in Attachment A):

1. Ordinance No. 3607 (adopted 12.17.02) – Approved change of land use from “Residential Use (Multi-Family) Medium Density” and “Commercial Use, Mid-Rise Intensity” (each max. 8 stories/97’-0” with Mediterranean bonuses) to “Commercial Use, High-Rise Intensity” (max. 16 stories/190’-6” with Mediterranean bonuses) on the entire property (Lots 13-34) to allow a mixed use project with ten (10) stories/97’-0” vs. a maximum eight (8) stories/97’-0” allowed for a mid-rise development.
2. Ordinance No. 3608 (adopted 12.17.02) – Approved change of zoning from “XA-15”, Apartment to “CB”, Commercial for north half of property, and approved proposed mixed use project on the entire property (Lots 13-34) subject to conditions of approval itemized in the ordinance. Commercial zoning is required for a mixed use project. One of the conditions of approval was that the maximum permitted building height shall be ninety-seven (97) feet to top of the flat roof. Any increase in height shall require Planning and Zoning Board and City Commission review and approval.
3. Ordinance No. 2008-13 (adopted 05.27.08) – Amended conditions of approval contained in Ordinance No. 3608 removing a provision restricting the maximum length of stay for hotel occupants, and allowing commercial space in place of a restaurant on the ground floor of the project. All other originally required conditions of approval remained the same.

The previous ordinances included zoning designations that are no longer used in the current Zoning Code. The zoning designations were updated in 2007 as a part of the Zoning Code re-write.

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

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

- 1) Cover letter;
- 2) Application;
- 3) Survey;
- 4) Building plans and elevations;
- 5) Hardscape and landscape plans;
- 6) Utility relocation plan;
- 7) Aerial and site photos;
- 8) Traffic study;
- 9) TDR sending sites; and,
- 10) Preliminary Zoning Analysis.

#### *Mediterranean Architectural Style*

The proposed project received preliminary approval and approval of Mediterranean architectural bonuses from the Board of Architects on 12.19.13 and 02.06.14.

A Preliminary Zoning Analysis (PZA) was prepared by Planning and Zoning Division Staff to determine compliance with the Zoning Code which is included with the Applicant’s submittal package. The Applicant’s responses to issues that were identified by City staff are included with the PZA (see Attachment A).

A summary of the project is provided in the Applicant’s Zoning Information Sheet submitted with the Applicant and is presented in the following tables.

*Site plan information:*

Type	Permitted		Proposed	
Total site area	71,142 sq. ft. (1.6 acres)		71,142 sq. ft. (1.6 acres)	
3.5 FAR x total site area (with Mediterranean bonuses)	248,997 sq. ft.		248,997 sq. ft.	
4.375 x total site area (with additional TDRs)	311,246 sq. ft.		---	
Additional square footage permitted with TDRs	62,249 sq. ft.		---	
Additional square footage granted by Historic Preservation Board			53,356 sq. ft.	
Total square footage of proposed project	---		300,890 sq. ft.	
Retail square footage	---		4,643 sq. ft.	
Office square footage	---		32,795 sq. ft.	
Leasing office square footage	---		1,490 sq. ft.	
Building height (with Mediterranean bonuses)	Lots 13-34	Lots 35-38	Lots 13-34	Lots 35-38
	Up to 190’-6”	Up to 97’-0”	189’-0”	60’-0” and 77’-0”
Number of floors	No limitation up to 150’-0”, max. 3 floors above 150’-0”	No limitation	Complies	Complies
Residential unit total	No limitation on units per acre		214 units (134 units per acre)	
Residential unit mix:				
Studio	6 units			
One bedroom	100 units			
Two bedroom	88 units			
Three bedroom	20 units			

*Setbacks:*

Type	Required*	Proposed
Front (Salzedo Street)	0 ft.	Complies
Side streets (Navarre and Minorca Avenues)	0 ft.	Complies
Side interior	0 ft.	Complies

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

*Landscaping:*

Location	Required	Provided
Landscape open space (on-site) – min. 10% of property area (7,108 sq. ft.)	Must comply with ZC Section 5-1104 A 1 thru 11	7,264 sq. ft.
Landscape open space (rights-of-way)	Must meet City Streetscape Master Plan requirements	Required to comply with Zoning Code requirements at time of permit

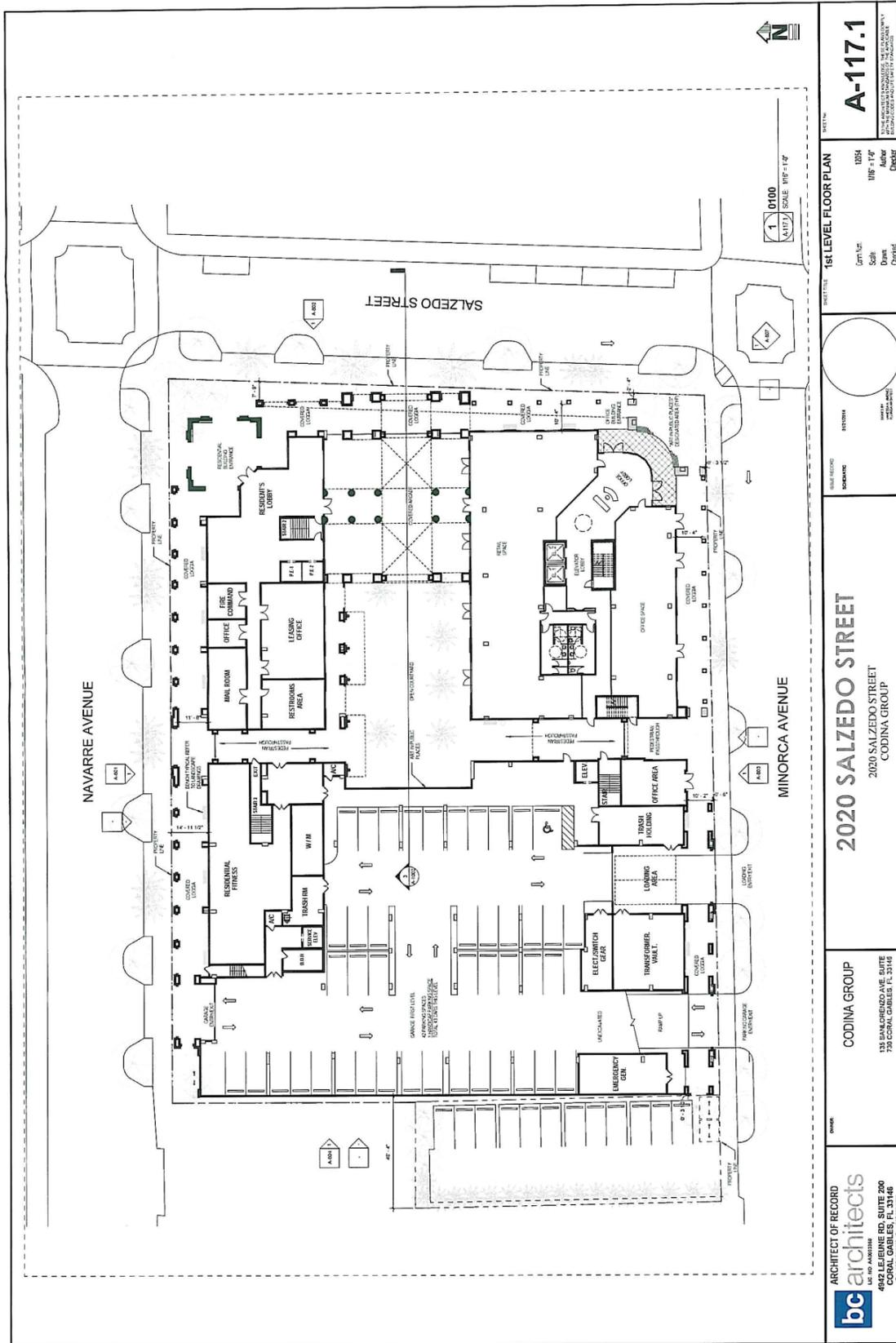
*Parking:*

Onsite parking		
Uses	Required	Proposed
Residential units	385 spaces	424 spaces
Retail	19 spaces	19 spaces
Offices	109 spaces	110 spaces
Leasing office	6 spaces	6 spaces
Total off-street parking spaces	519 spaces	559 spaces
Additional parking provided	---	40 spaces

On-street and proposed public parking			
Category	Existing parking	Parking resulting from project	Parking spaces Gain/(loss)
Existing on-street metered spaces	29 spaces	15 spaces	(14 spaces)
Proposed surface public parking lot	0	12 spaces	12 spaces
Total	29 spaces	27 spaces	(2 spaces)

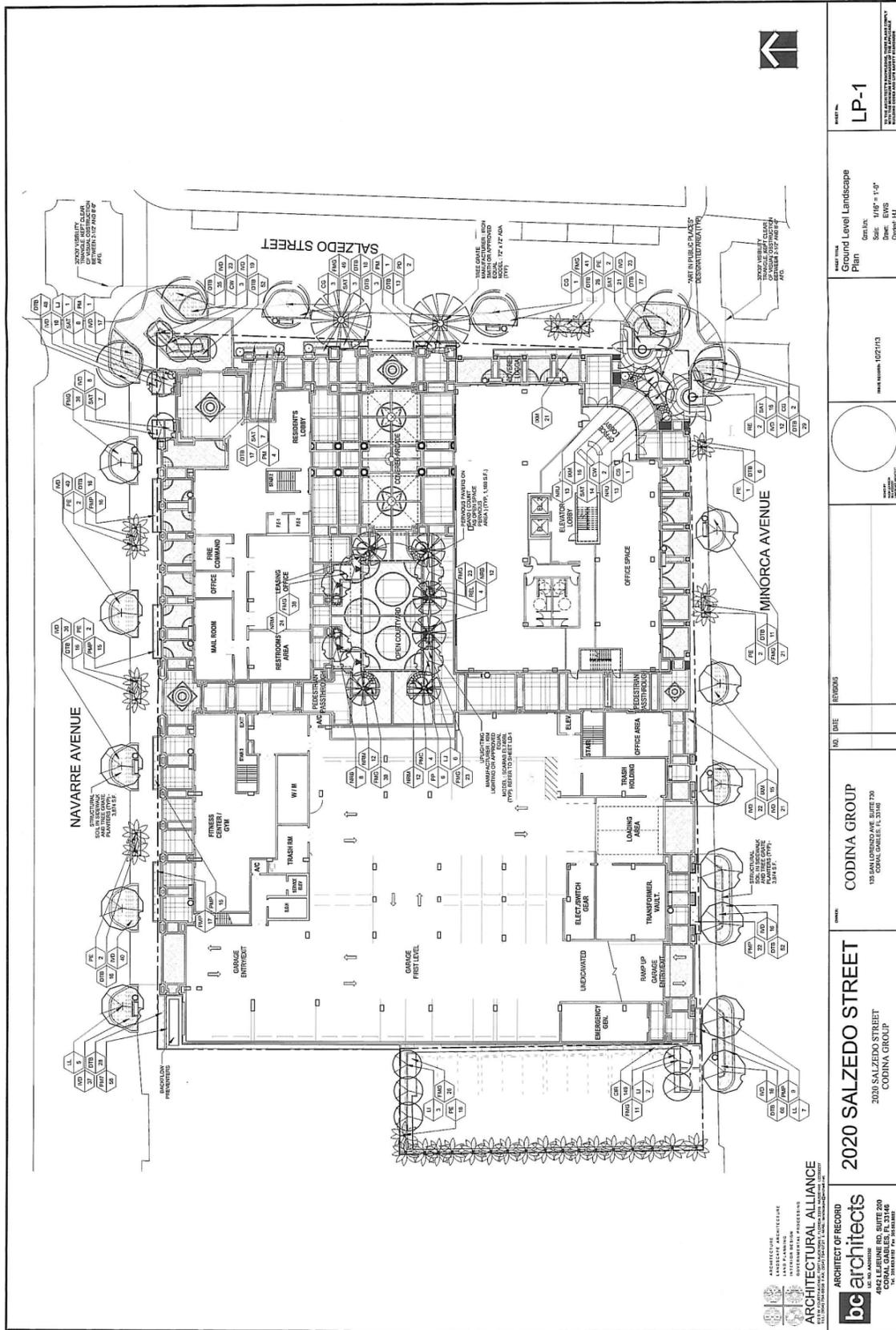
The Applicant’s proposed site plans, ground floor plan, public realm/landscape plan, and building elevations are provided on the following pages:

First Floor Site Plan



<p>ARCHITECT OF RECORD  <b>bc architects</b>                  4942 LEJUNE RD, SUITE 200                  CORAL GABLES, FL 33146                  TEL: 305.441.0101 FAX: 305.441.0102</p>	<p>OWNER  <b>CODINA GROUP</b>                  135 BANLACHENO AVE, SUITE 200                  730 CORAL GABLES, FL 33146</p>	<p>PROJECT NAME  <b>2020 SALZEDO STREET</b>                  2020 SALZEDO STREET                  CODINA GROUP</p>	<p>DATE                  1/28/14</p>	<p>SCALE                  1/8" = 1'-0"</p>	<p>PROJECT NO.                  A-117.1</p>

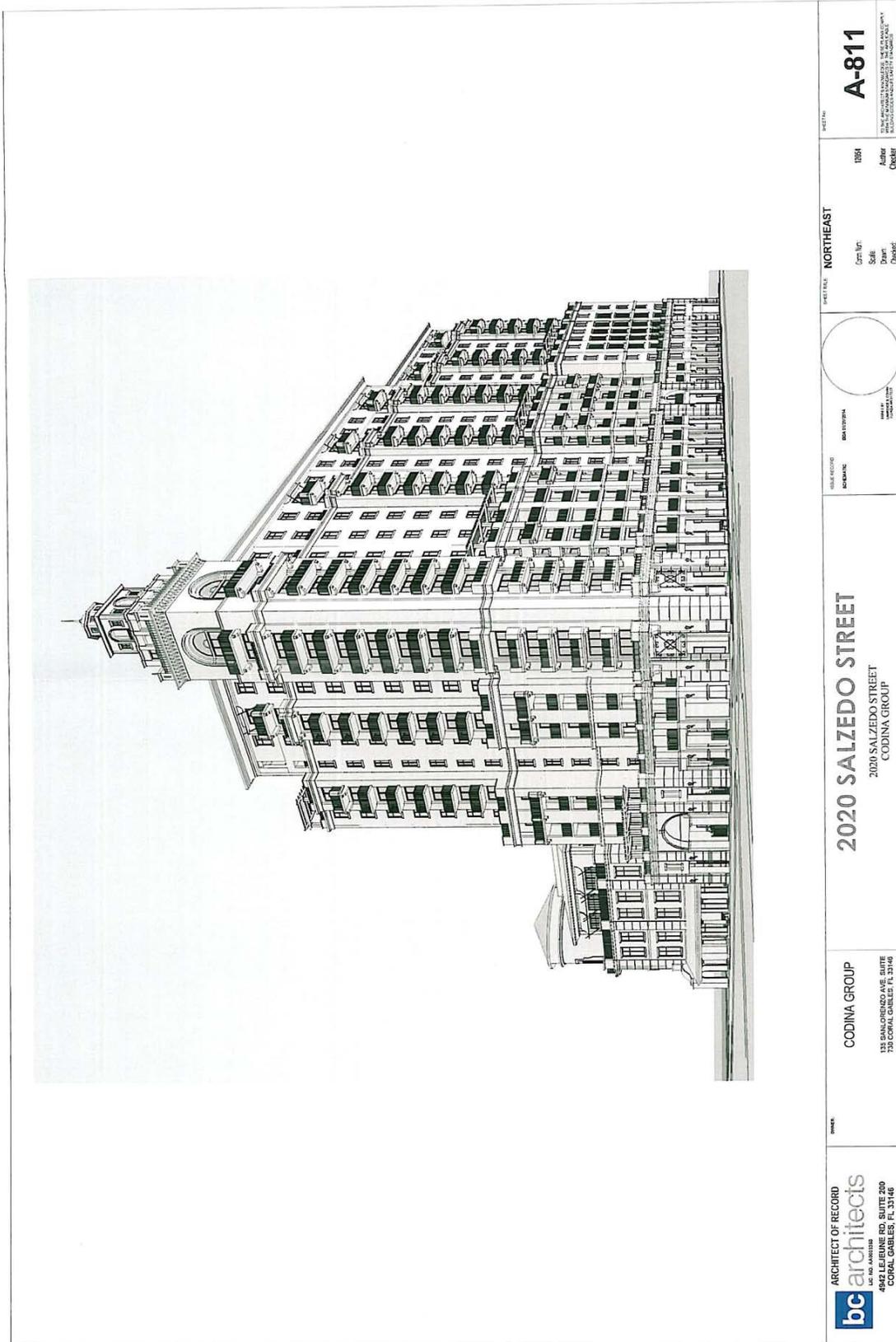
Landscape Plan



<p>ARCHITECTURE LANDSCAPE ARCHITECTURE INTERIOR DESIGN ARCHITECTURAL ALLIANCE</p> <p>ARCHITECT OF RECORD <b>bc architects</b> 480 LESLIE RD. SUITE 200 LA JOLLA, CA 92037 TEL: 858.592.1234 FAX: 858.592.1235 WWW.BCARCHITECTS.COM</p>		<p>2020 SALZEDO STREET 2020 SALZEDO STREET CORAL GABLES, FL 33139 CODINA GROUP</p>		<p>DATE: 07/11/13</p>		<p>PROJECT: Ground Level Landscape Plan SCALE: 1/8" = 1'-0" SHEET: 0105 DATE: 07/11/13 DRAWN BY: JLM</p>		<p>PROJECT NO: LP-1</p>	
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Northeast Perspective



<b>bc</b> ARCHITECT OF RECORD <b>bc architects</b> 4542 LEJEUNE RD, SUITE 200 CORAL GABLES, FL 33146 TEL: 305.441.1111	<b>CODINA GROUP</b> 135 SANLORENZO AVE, SUITE 200 720 CORAL GABLES, FL 33146	<b>2020 SALZEDO STREET</b> 2020 SALZEDO STREET CODINA GROUP	<b>NORTHEAST</b> SHEET FILE: NORTHEAST Com'g: _____ Scale: _____ Date: _____ Checked: _____	<b>A-811</b> SHEET NO. 1094 Author: _____ Checker: _____
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**Findings of Fact.**

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

**Findings of Fact- Mixed Use Site Plan***Mixed Use District (MXD) Purpose and Objectives*

The current MXD Zoning Code provisions were adopted by Ordinance No. 2004-04 on 01.13.04 and subsequently revised and readopted as a part of the comprehensive Zoning Code rewrite. The MXD was created as a "voluntary" overlay zoning designation that is supplemental to the underlying zoning designations and other applicable City regulations. Property owners who choose to develop under these regulations and secure site plan approval are regulated by the underlying zoning district, Zoning Code and Comprehensive Plan.

Section 4-201 of the Zoning Code states the purpose of the MXD district is as follows:

1. *Provide the method by which tracts of land may be developed as a planned unified project rather than on a lot-by-lot basis as provided for in the City's other regulations.*
2. *Provide for residential uses at higher densities in exchange for public realm improvements.*
3. *Provide maximum design freedom by permitting property owners an opportunity to more fully utilize the physical characteristics of the site through modified development regulations and the planned mixing of uses.*
4. *Require that property within the District will be developed through a unified design providing continuity among the various elements causing a better environment.*
5. *Create a diversity of uses within walking distance, including but not limited to: residential, offices, workplaces, neighborhood commercial, and public open spaces.*
6. *By organizing appropriate building densities, public transit will be further strengthened as an alternative to the use of private vehicles.*
7. *Provide a strong emphasis on aesthetics and architectural design through the use of the regulations and the planned mixing of uses to establish identity, diversity and focus to promote a pedestrian friendly environment.*

*Staff comments:* The compliance of the Applicant's plans with the MXD requirements and performance standards set out in Zoning Code Section 4-201 (D) through (M) has been evaluated and is provided in the Preliminary Zoning Analysis prepared by the Planning and Zoning Division included with the Application package provided as Attachment A. That analysis and the Applicant's responses indicate that the proposal satisfies the Code's requirements for a mixed use project.

### Site Plan Review Criteria

Section 3-406 of the Zoning Code states that the Planning and Zoning Board shall review applications for conditional use (site plan review) and provide a recommendation to the City Commission whether they should grant approval, grant approval subject to specific conditions or deny the application. The Planning and Zoning Division, Planning and Zoning Board and City Commission may recommend such conditions to an approval that are necessary to ensure compliance with the standards set forth in Section 3-408.

The Applicant's plans have been compared to the site plan review criteria set out in Zoning Code Section 3-408 as follows:

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

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

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

*Staff comments:* The subject property is located within the CBD which allows and is intended to encourage the development of mixed use projects. The project is similar and complimentary to existing mixed-use projects in the CBD, and a mixed use project was previously approved on this property.

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

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

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

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

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

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

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

*Staff comments:* The subject property is larger than the minimum 20,000 square foot size required for an individual mixed use project (not located within a designated MXD Overlay District). The Preliminary Zoning Analysis prepared by the Planning and Zoning Division included with the Application package is provided as Attachment A. That analysis and the Applicant’s responses indicate that the proposal satisfies the Code’s requirements for a mixed use project.

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

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

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

*Staff comments:* All vehicular parking for the project and service access is within the confines of the building, and is physically separated from pedestrian circulation around the perimeter of the project. A proposed surface parking lot for public parking would reduce on-street parking congestion in the

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

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

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

#### *Receipt of Transfer of Development Rights (TDRs)*

Properties selling unused development rights, or TDRs (referred to as sending site) must be historically designated, zoned Commercial (C) and located within the City's CBD. Property purchasing the TDRs (referred to as receiver sites) must be zoned C, Commercial and also located within the CBD. The Zoning Code's stated purpose for the transfer/sending of unused development rights is to encourage historic preservation and to provide an economic incentive to property owners to designate, protect, enhance and preserve historic properties within the CBD.

There were five (5) historically designated properties that provided the 53,356 sq. ft. of TDRs required for the proposed mixed-use project. Those historically designated properties included the following:

1. 280 Alhambra Circle (25,804 sq. ft.)
2. 300 Alhambra Circle (10,757 sq. ft.)
3. 320 Miracle Mile (10,708 sq. ft.)
4. 2312 Ponce de Leon Boulevard (1,529 sq. ft.)
5. 2320 Ponce de Leon Boulevard (4,558 sq. ft.)

A maintenance plan is required for all sending sites in order to sell TDRs. Maintenance plans were submitted by the Applicant which were reviewed and approved by the Historic Preservation Board (HPB) on 01.16.14. A copy of the Historical Resources Department staff report that was provided to the HPB for the sending sites and the Certificates of Transfer of Development Rights that were issued are included with the Application provided as Attachment A.

Section 3-1005 and 3-1006 of the Zoning Code establishes the requirements for the use of TDRs on receiver sites. Those provisions state that the Planning and Zoning Board and City Commission may recommend conditions of approval that are necessary to ensure compliance with the criteria and standards as specified in the Zoning Code.

The Applicant's plans comply with both provisions of Section 3-1005, as follows:

- A. *"Use of TDRs on receiver sites. The receiving sites shall be located within the boundaries of the CBD and designated commercial zoning".*

*Staff comments:* The receiving site is located within the CBD, and is zoned (C) Commercial.

- B. *"Maximum TDR floor area ratio (FAR) increase on receiver sites. An increase of up to twenty-five percent (25%) of permitted gross FAR and approved Mediterranean architectural style bonuses gross FAR may be permitted".*

*Staff comments:* The TDRs proposed for the receiver site is less than the maximum twenty-five (25%) percent of permitted gross FAR and approved Mediterranean architectural style bonuses gross FAR permitted by the Zoning Code.

The Applicant's plans have been compared to the review criteria and standards set out in Zoning Code Section 3-1006, as follows:

- A. *"An application to transfer development rights to a receiver site shall be reviewed subject to all of the following":*

1. *"In conformance with any applicable conditions of approval pursuant to the Certificate of TDRs."*

*Staff comments:* There are no applicable conditions of approval pursuant to the Certificate of TDRs, therefore this provision is not applicable.

2. *"Board of Architects review and approval subject to Article 5, Division 6, Design Review Standards."*

*Staff comments:* The proposed project received preliminary approval and approval of Mediterranean architectural bonuses from the Board of Architects on 12.19.13 and 02.06.14.

3. *"If the receiving site is within five hundred (500) feet of a local historic landmark, Historic Preservation Board review and approval is required to determine if the proposal shall not adversely affect the historic, architectural, or aesthetic character of the property".*

*Staff comments:* The receiving site is located within five hundred (500) feet of a local historic landmark. On 01.16.14, the Historic Preservation Board (HPB) reviewed and approved the proposed receiving site plan. The Historical Resources Department staff report and HPB resolution are provided as Attachment B.

4. *"Planning and Zoning Board review and recommendation and City Commission review to determine if the application satisfies all of the following":*

- a. *“Applicable site plan review requirements per Article 3, Division 2, General Development Review Procedures and conditional use review requirements per Article 3, Division 4, Conditional Uses”.*

*Staff comments:* The Applicable site plan review requirements per Article 3, Division 2, General Development Review Procedures and conditional use review requirements per Article 3, Division 4, Conditional Uses” are being administered.

- b. *“The extent to which the application is consistent with the Zoning Code and City Code otherwise applicable to the subject property or properties, including but not limited to density, bulk, size, area and use, and the reasons why such departures are determined to be in the public interest”.*

*Staff comments:* The height of the project is consistent with the property’s underlying “Commercial, High-Rise Intensity” land use designation. The proposed project is consistent with the stated goals and objectives for mixed use redevelopment in the CBD. The redevelopment of this property as a mixed use project fulfills the objective of the City to attract mixed use developments to the CBD and the creation of a pedestrian oriented urban environment. The project’s ground floor pedestrian amenities enhance the existing and future uses surrounding the property and within the CBD.

- c. *“The physical design of the proposed site plan and the manner in which the design makes use of adequate provisions for public services, provides adequate control over vehicular traffic, provides for and protects designated common open areas, and furthers the amenities of light and air, recreation and visual enjoyment”.*

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

- d. *“The conformity of the proposal with the Goals, Objectives and Policies of the City’s Comprehensive Plan”.*

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

### *Traffic Study*

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

The Public Works Department and their consultant reviewed the updated Traffic Impact Study (TIS), dated January 24, 2014, which is associated with the project. The TIS identified the westbound approach of Salzedo Street/Minorca Avenue intersection degrading from LOS C in the existing condition to LOS E in the future condition with the project during the pm peak hour. The installation of a mini-roundabout is recommended at the intersection of Salzedo Street and Minorca Avenue to provide the appropriate traffic mitigation for the project if determined by the Public Works Director to be warranted, and has been included in the conditions of approval.

### *Concurrency Management*

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

### *Public School Concurrency Review*

Pursuant to the Educational Element of the City's Comprehensive Plan, Article 3, Division 13 of the Zoning Code, and State of Florida growth management statute requirements, public school concurrency review is required prior to final Board of Architects review for all applications for development approval in order to identify and address the impacts of new residential development on the levels of service for public school facilities. For a residential development to secure a building permit, adequate school capacity must be available or scheduled to be under actual construction within three years of the final approval. If capacity is not available, the developer, school district and affected local government must work together to find a way to provide capacity before the development can proceed.

A recommended condition of approval has been included that requires a letter be received from the Miami-Dade County Public School Board stating the proposed project had been reviewed and that the required Level of Service (LOS) standard had been met prior to the issuance of a building permit for the project.

### *Art in Public Places Program*

The plans submitted with the Application package indicate the proposed location for public art intended to satisfy the City's Art in Public Places program. However, no proposed art work has been submitted or approved. The Applicant must comply with all City requirements for Art in Public Places, which will include having the proposed artist and concept reviewed by the Arts Advisory Panel and Cultural Development Board, and Board of Architects approval before being submitted to the City Commission.

This requirement has been included as a recommended condition of approval.

**Consistency Evaluation of the Comprehensive Plan (CP) Goals, Objectives and Policies**

This section provides a detailed analysis of the CP providing a basis of consistency, and finds the following CP Goals, Objectives and Policies are consistent:

Ref. No.	CP Goal, Objective and Policy	Staff Review
1.	<b>Goal FLU-1.</b> Protect, strengthen, and enhance the City as a vibrant community ensuring that its neighborhoods, business opportunities, shopping, employment centers, cultural activities, historic value, desirable housing, open spaces, and natural resources make the City a very desirable place to work, live and play.	Complies
2.	<b>Objective FLU-1.1.</b> Preserve Coral Gables as a “placemaker” where the balance of existing and future uses is maintained to achieve a high quality living environment by encouraging compatible land uses, restoring and protecting the natural environment, and providing facilities and services which meet or exceed the minimum Level of Service (LOS) standards and meet the social and economic needs of the community through the Comprehensive Plan and Future Land Use Classifications and Map (see FLU-1: Future Land Use Map).	Complies
3.	<b>Objective FLU-1.2.</b> Efforts shall continue to be made to control blighting influences, and redevelopment shall continue to be encouraged in areas experiencing deterioration.	Complies
4.	<b>Policy FLU-1.3.3.</b> Non-residential uses designated in the Comprehensive Plan which cause significant noise, light, glare, odor, vibration, dust, hazardous conditions or industrial traffic, shall provide buffering such as landscaping, walls and setbacks, when located adjacent to or across the street from incompatible uses such as residential uses.	Complies
5.	<b>Policy FLU-1.1.5.</b> Mixed-Use land use classifications (Land use descriptions provided herein are general descriptions, refer to underlying/assigned Zoning Classification for the list of permitted uses) as presented in Table FLU-4., entitled “Mixed-Use land use”.	Complies
6.	<b>Policy FLU-1.7.1.</b> Encourage effective and proper high quality development of the Central Business District, the Industrial District and the University of Miami employment centers which offer potential for local employment in proximity to protected residential neighborhoods.	Complies
7.	<b>Policy FLU-1.7.2.</b> The City shall continue to enforce the Mediterranean architectural provisions for providing incentives for infill and redevelopment that address, at a minimum, the impact on the following issues: <ul style="list-style-type: none"> <li>• Surrounding land use compatibility.</li> <li>• Historic resources.</li> <li>• Neighborhood Identity.</li> <li>• Public Facilities including roadways.</li> </ul>	Complies

Ref. No.	CP Goal, Objective and Policy	Staff Review
	<ul style="list-style-type: none"> <li>• Intensity/Density of the use.</li> <li>• Access and parking.</li> <li>• Landscaping and buffering.</li> </ul>	
8.	<b>Policy FLU-1.9.1.</b> Encourage balanced mixed use development in the central business district and adjoining commercial areas to promote pedestrian activity and provide for specific commitments to design excellence and long term economic and cultural vitality.	Complies
9.	<b>Objective FLU-1.11.</b> Maintain a pattern of overall low density residential use with limited medium and high density residential uses in appropriate areas to preserve the low intensity and high quality character of the residential neighborhoods.	Complies
10.	<b>Policy FLU-1.11.1.</b> Maintain and enforce effective development and maintenance regulations through site plan review, code enforcement, and design review boards and committees.	Complies
11.	<b>Goal DES-1.</b> Maintain the City as a livable city, attractive in its setting and dynamic in its urban character.	Complies
12.	<b>Objective DES-1.1.</b> Preserve and promote high quality, creative design and site planning that is compatible with the City’s architectural heritage, surrounding development, public spaces and open spaces.	Complies
13.	<b>Policy DES-1.1.3.</b> Ensure that the design of buildings and spaces in historic areas of the City complements, is compatible with, does not attempt to imitate and does not undermine the City’s historic character.	Complies
14.	<b>Policy DES-1.1.5.</b> Promote the development of property that achieves unified civic design and proper relationship between the uses of land both within zoning districts and surrounding districts, by regulating, limiting and determining the location, height, density, bulk and massing, access to light and air, area of yards, open space, vegetation and use of buildings, signs and other structures.	Complies
15.	<b>Policy DES-1.1.6.</b> Maintain the character of the residential and nonresidential districts, and their peculiar suitability for particular uses.	Complies
16.	<b>Policy DES-1.2.1.</b> Continue the award of development bonuses and/or other incentives to promote Coral Gables Mediterranean design character providing for but not limited to the following: creative use of architecture to promote public realm improvements and pedestrian amenities; provide a visual linkage between contemporary architecture and the existing and new architectural fabric; encourage landmark opportunities; and creation of public open spaces.	Complies
17.	<b>Policy DES-1.2.2.</b> Require that private development and public projects are designed consistent with the City’s unique and historical Mediterranean appearance in balance with contemporary architecture.	Complies
18.	<b>Objective DES-1.3.</b> Encourage high quality signage that is attractive, appropriately located and scaled, and balances visibility with aesthetic needs.	Complies
19.	<b>Objective HOU-1.5.</b> Support the infill of housing in association with mixed use development.	Complies
20.	<b>Policy HOU-1.5.2.</b> Encourage residential mixed use as a means of increasing housing	Complies

Ref. No.	CP Goal, Objective and Policy	Staff Review
	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.	
21.	<b>Objective MOB-1.1.</b> Provide solutions to mitigate and reduce the impacts of vehicular traffic on the environment, and residential streets in particular with emphasis on alternatives to the automobile including walking, bicycling, public transit and vehicle pooling.	Complies
22.	<b>Policy MOB-1.1.1.</b> Promote mixed use development to provide housing and commercial services near employment centers, thereby reducing the need to drive.	Complies
23.	<b>Policy MOB-1.1.2.</b> Encourage land use decisions that encourage infill, redevelopment and reuse of vacant or underutilized parcels that support walking, bicycling and public transit use.	Complies
24.	<b>Policy MOB-1.1.3.</b> Locate higher density development along transit corridors and near multimodal stations.	Complies
25.	<b>Policy MOB-1.1.5.</b> Improve amenities within public spaces, streets, alleys and parks to include the following improvements: seating; art; architectural elements (at street level); lighting; bicycle parking; street trees; improved pedestrian crossing with bulb-outs, small curb radii, on-street parking along sidewalks, pedestrian paths and bicycle paths to encourage walking and cycling with the intent of enhancing the feeling of safety.	Complies
26.	<b>Policy MOB-1.1.8.</b> Protect residential areas from parking impacts of nearby nonresidential uses and businesses and discourage parking facilities that intrude, impact and increase traffic into adjacent residential areas.	Complies
27.	<b>Policy MOB-2.7.1.</b> The City shall, via the review of development projects and city transportation improvement projects, conserve and protect the character and livability of all residential neighborhoods by preventing the intrusion of through vehicles on local and collector streets. The City shall discourage through traffic in neighborhoods and may incorporate traffic management and calming measures including, but not limited to, signage, landscape design, traffic calming devices and roadway design.	Complies
28.	<b>Policy MOB-2.8.1.</b> The City shall continue implementation and further strengthen the City's existing land development regulations requiring the placement of landscaping within rights-of-way to complete the following: <ul style="list-style-type: none"> <li>•Promote expansion of the City's existing tree canopy.</li> <li>•Provide screening of potentially objectionable uses.</li> <li>•Serve as visual and sound buffers.</li> <li>•Provide a comfortable environment for pedestrian walking (walkability)/activities.</li> <li>•Improve the visual attractiveness of the urban and residential areas.</li> </ul>	Complies
29.	<b>Policy MOB-2.8.2.</b> The City is its development of the downtown and and/or central business district shall promote the installation of landscaping within the rights-of-way and private properties since the urban fabric will be transformed into a significant	Complies

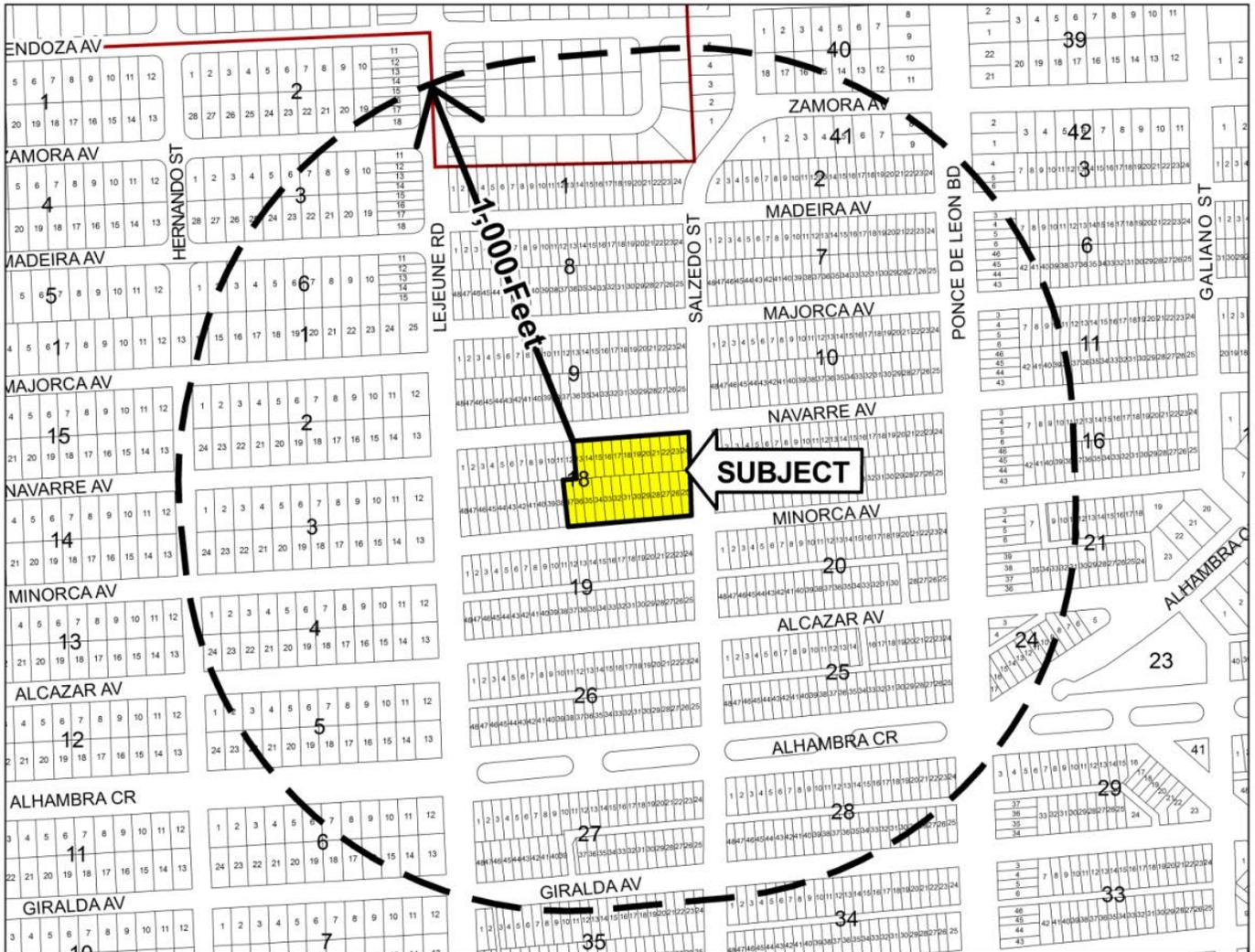
Ref. No.	CP Goal, Objective and Policy	Staff Review
	urban center as build-out continues pursuant to the established Comprehensive Plan.	
30.	<b>Objective HIS-5.1.</b> Encourage historic preservation efforts through the promotion, creation, and/or establishment of economic incentives; continue with the established ad-valorem tax incentive program for historic properties; and offer incentives to owners of significant historic resources as a means of encouraging the preservation of historic resources.	Complies
31.	<b>Policy HIS-5.1.2.</b> The City shall continue its current use and documentation of Transfer of Development Rights (TDRs) to provide for the preservation and protection of historic landmarks, properties or areas. The City shall examine the possible expansion of the TDR district or creation of other TDR districts and possible amendments to the program to provide for additional incentives to promote historic and cultural preservation.	Complies

*Staff Comments:* Staff’s 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 MXD Zoning Code and Comprehensive Plan requirements.

<b>Public Notification and Comments.</b>
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The Applicant completed the mandatory neighborhood meeting on 01.28.14 with notification to all property owners within 1,000 feet of the property boundary. The Zoning Code requires courtesy notification be provided to all property owners within 1,000 feet of the MXD project boundary (see below map). The notice identifies the application filed, proposed public hearing dates/times, opportunity to submit comments and location where the application file can be reviewed. A total of 723 notices were mailed. Public comments received shall be provided to the Board at the public hearing. A copy of the legal advertisement and courtesy notice are provided as Attachments B and C.

Courtesy Notification Radius Map



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

Public Notice

Type	Date
Applicant neighborhood meeting	01.28.14
Courtesy notification - 1,000 feet of the property	01.30.14
Posting of property	01.30.14
Legal advertisement	01.30.14
Posted agenda on City web page/City Hall	02.07.14
Posted Staff report on City web page	02.07.14

**Staff Recommendation and Conditions of Approval.**

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

1. *A Resolution of the City Commission of Coral Gables, Florida requesting mixed-use site plan review pursuant to Zoning Code Article 4, "Zoning Districts", Division 2, "Overlay and Special Purpose Districts", Section 4-201, "Mixed Use District (MXD)", for the construction of a mixed use project referred to as "2020 Salzedo Street" on the property legally described as Lots 13-37 and the east 7' of lot 38, Block 18, Section K (2020 Salzedo Street), Coral Gables, Florida; including required conditions; providing for an effective date. (Legal description on file at the City)*
2. *An Ordinance of the City Commission of Coral Gables, Florida requesting receipt of Transfer of Development Rights (TDRs) pursuant to Zoning Code Article 3, "Development Review", Division 10, "Transfer of Development Rights", Section 3-1006, "Review and approval of use of TDRs on receiver sites", for the receipt and use of TDRs for the mixed use project referred to as "2020 Salzedo Street", on the property legally described as Lots 13-37 and the east 7' of lot 38, Block 18, Section K (2020 Salzedo Street), Coral Gables, Florida; including required conditions; providing for severability, repealer, codification, and an effective date. (Legal description on file at the City)*

**Summary of the Basis for Approval**

Consistency with the Comprehensive Plan Goals, Objective and Polices. Staff's support of the Application for mixed use site plan review and receipt of TDRs is based on compliance with the Comprehensive Plan (CP) Goals, Objectives and Policies, Zoning Code and other applicable Codes as enumerated in the complete Findings of Fact presented within this Staff Report.

**Conditions of Approval**

In furtherance of the Comprehensive Plan's Goals, Objectives and Policies, Zoning Code and other applicable City provisions, the recommendation for approval of the mixed use project referred to as "2020 Salzedo Street" and receipt of Transfer Development Rights (TDRs) subject to all of the following conditions of approval:

1. Application/supporting documentation. Construction of the proposed project shall be in substantial conformance with the following:
  - a. Applicant's Plan Submittal Package dated 02.12.14 prepared by BC Architects.
  - b. Traffic Impact Study, dated 01.24.14 prepared by Richard Garcia & Associates, Inc.
  - c. Initial Application submittal as amended via the City review process and all representations proffered by the Applicant's representatives as a part of the review of the Application at public hearings.
2. Restrictive covenant. Within 30 days of approval, the property owner, its successors or assigns shall submit a draft restrictive covenant for City Attorney review/approval outlining all conditions of

- approval as approved by the City Commission. Failure to submit the covenant within the specified time frame shall render the approval void unless said time frame for submittal of the covenant is extended by the City Attorney after good cause as to why the time frame should be extended.
3. Prior to the issuance of a City Building Permit for the project, the Applicant, property owner(s), its successors or assigns, shall satisfy the following conditions:
    - a. Construction information/contact.
      - 1) Contact person. Provide written notice to all properties within five hundred (500) feet of the 2020 Salzedo Street project, providing a specific liaison/contact person for the project including the contact name, contact telephone number and email, to allow communication between adjacent neighbors or interested parties of construction activities, project status, potential concerns, etc.
      - 2) Agree to provide written notice. Provide a minimum of 72 hour written notice to all properties impacted by any proposed partial street closures as a result of the project's construction activity. Complete street closure shall be prohibited.
    - b. On-street parking. Provide a lease or easement agreement which will provide to the City a total of twelve (12) spaces on the proposed surface parking lot located on Lot 37 and east 7' of Lot 38 of the property. The twelve (12) spaces shall be discounted towards the loss of a total of fourteen (14) on-street parking spaces resulting from the project. The final number of on-street parking spaces lost resulting from the project shall be determined and confirmed by the Director of Parking. Payment shall be provided by Applicant according to established City requirements for the net loss of all on-street parking spaces contiguous to the project.
    - c. The installation of vehicular security arm at the Navarre Avenue parking garage entrance shall be evaluated by the City to determine the impact of the installation on pedestrian and vehicular circulation. Installation of the proposed vehicular traffic arm at that location shall be subject to review and approval by the Directors of Public Works and Planning and Zoning.
    - d. Public school concurrency review is required prior to final Board of Architects review. A letter must be provided from the Miami-Dade County Public School Board stating the proposed project had been reviewed and that the required Level of Service (LOS) standard has been met.
  4. The Applicant shall comply with all City requirements for Art in Public Places, which will include having the proposed artist and concept reviewed by the Arts Advisory Panel and Cultural Development Board, and Board of Architects approval before being submitted to the City Commission. The Applicant's compliance with all requirements of the Art in Public Places program shall be coordinated by the Director of Economic Sustainability.
  5. Passenger valet parking. All valet operations, including but not limited to valet parking stations, valet stacking, vehicular valet circulation, etc. shall be prohibited on any public rights-of-way adjoining the subject property.
  6. Prior to the issuance of any final Certificate of Occupancy (CO) for the project, the Applicant, property owner, its successors or assigns shall complete the following:
    - a. Traffic improvements. Provide the following traffic analysis and improvements, subject to the Public Works Director's review and approval:
      1. Future with project intersection analysis at the Salzedo Street/Minorca Avenue intersection with a mini-roundabout.
      2. Subject to the Public Works Director's review and approval of condition 6.a.1, install a mini-roundabout at the intersection of Salzedo Street and Minorca Avenue.

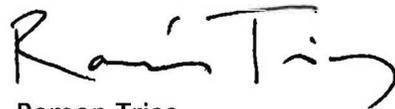
- b. Right-of-way and public realm improvements. Installation of all right-of-way improvements and all landscaping, public realm and streetscape improvements identified on the Applicant's approved plans, subject to review and approval by the Directors of Public Works, Public Service and Planning and Zoning. Any changes to and departures from the right-of-way and public realm improvements identified on the Applicant's approved plans and associated detail plans and specifications via the permitting process shall be subject to review and approval by Directors of Public Works, Public Service, Planning and Parking.
- c. Undergrounding of overhead utilities. In accordance with Zoning Code Article 4 "Zoning Districts", more specifically, Section 4-201, "Mixed use District (MXD)," and Article 4, "Zoning Districts," Table 1, sub-section L, "Utilities", the Applicant shall submit all necessary plans and documents, and shall complete the undergrounding of all overhead utilities along all public rights-of-way surrounding and abutting the project boundary, subject to review and approval by the Directors of Public Works, Public Service and Planning and Zoning.

**Attachments.**

- A. Applicant's Submittal Package.
- B. 01.30.14 Legal notice published.
- C. 01.30.14 Courtesy notice mailed to all property owners within 1,000 feet of the MXD project boundary.

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

Respectfully submitted,



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