



# City of Coral Gables Planning and Zoning Staff Report

Applicant: Agave Ponce, LLC

Application: Comprehensive Plan Map and Text Amendment,  
Zoning Code Text Amendment

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

Public Hearing: Planning and Zoning Board / Local Planning Agency

**Date & Time: December 10, 2014, 6:00 – 9:00 p.m.**

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

## 1. APPLICATION REQUEST

Comprehensive Plan map and text amendment and Zoning Code text amendment for the project referred to as the “Mediterranean Village”, as follows:

1. An Ordinance of the City Commission of Coral Gables, Florida requesting an amendment to the Future Land Use Map of the City of Coral Gables Comprehensive Plan pursuant to Zoning Code Article 3, “Development Review,” Division 15, “Comprehensive Plan Text and Map Amendments,” and Small Scale Amendment procedures (SS.163.3187, Florida Statutes), changing the boundaries between Commercial Low-Rise Intensity, Commercial Mid-Rise Intensity and Commercial High-Rise Intensity Land Use designations on property generally bounded by Sevilla Avenue on the north, Malaga Avenue on the south, Ponce de Leon Boulevard on the west and Galiano Street on the east, and generally known as 2801, 2901, and 3001 Ponce de Leon Boulevard, Coral Gables, Florida as shown on Exhibit “A” and legally described on Exhibit “B;” providing for severability, repealer and an effective date. (LPA review)
2. An Ordinance of the City Commission of Coral Gables, Florida requesting an amendment to the text of the City of Coral Gables Comprehensive Plan, Future Land Use Element, Policy FLU-1.1.3, “Table FLU-2. Commercial Land Uses,”

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

3. An Ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code, by amending Article 3, "Development Review," Division 5, "Planned Area Development," to create Section 3-510, "Mediterranean Village Form-Based Code," with form-based development standards that modify and supplement the existing Planned Area Development standards and criteria to allow appropriate infill and redevelopment in urbanized areas if certain minimum requirements are met; and amending Appendix A, "Site Specific Zoning Regulations," Section A-36 "Crafts Section," by removing Section A-36.B.5. regarding the use, design and number of stories for development in Block 20; providing for severability, repealer, codification and an effective date.

Comprehensive Plan text and map amendment and Zoning Code text amendments require review and recommendation by the Planning and Zoning Board and consideration by the City Commission at two (2) advertised public hearings (via Ordinance).

## 2. APPLICATION SUMMARY

Agave Ponce, LLC (hereinafter referred to as “Applicant”), has submitted an application (hereinafter referred to as the “Application”) for review of Comprehensive Plan map and text amendments and Zoning Code text amendments, in association with a Planned Area Development (PAD) site plan review and accompanying development agreement, and an alley vacation. The Applicant has chosen to pursue a “two-track” application process for this project, submitting only legislative items (Comprehensive Plan and Zoning Code amendments) for this initial Application. The Applicant will submit the PAD site plan, accompanying development agreement, and alley vacation items for a future review phase. The Application package submitted by the Applicant is provided as Attachment A.

### **Mediterranean Village Project Description**

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

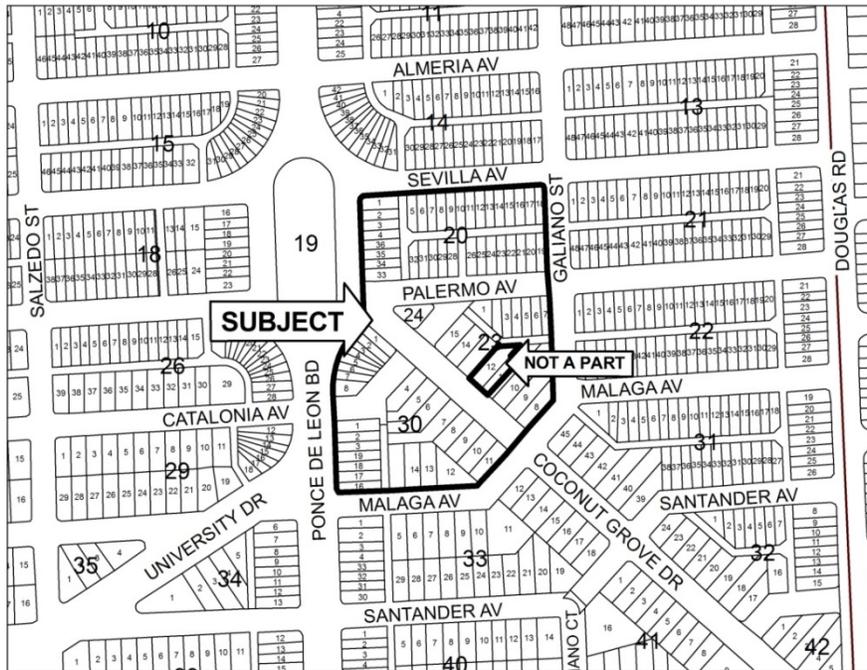
A new developer, the Applicant, has come to the table with a new proposal for a PAD of greater intensity and a greater mix of uses, including a substantial retail and entertainment component. The project consists of retail mall-type development with 29,000 sq ft of restaurant space, 124,700 sq ft of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

- retail and entertainment destination located four blocks south of Miracle Mile
- publicly-accessible rooftop restaurant that provides unique views
- one level of underground parking, reducing bulk and mass of above-ground parking
- restored historic landmark and urban plaza around the historic building

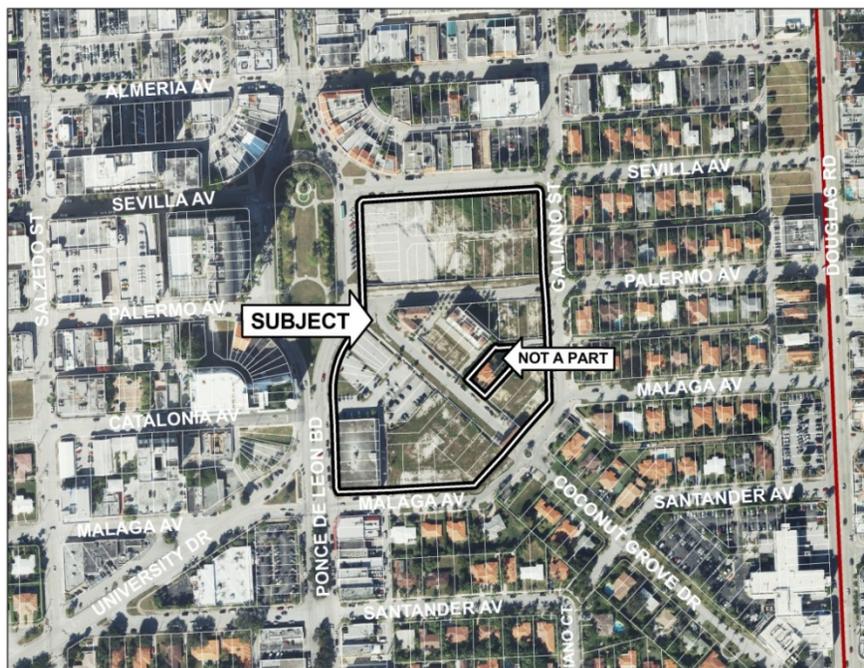
A more detailed explanation of how the project design has evolved over the last few months is included as Attachment C.

### Mediterranean Village Project Location

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



*Block, Lot and Section Location Map*



*Aerial*

## Benefits of Mediterranean Village Concept

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

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

The Mediterranean Village concept provides a critical mass of retail, employment space, housing, entertainment, and open space within the downtown, along a trolley line, which will support a dynamic, pedestrian-oriented lifestyle in downtown Coral Gables.

### 3. SITE DATA AND SURROUNDING USES

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

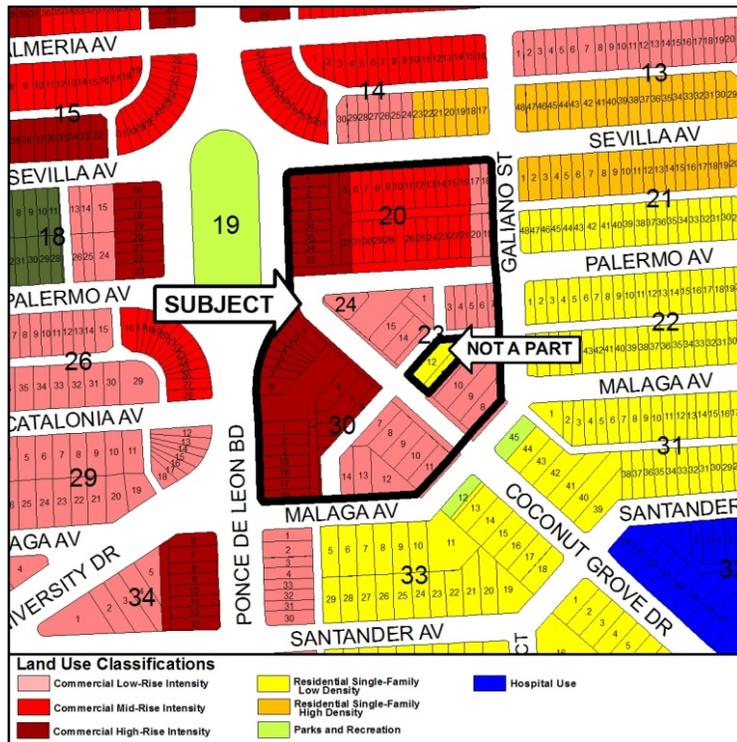
*Existing Property Designations*

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

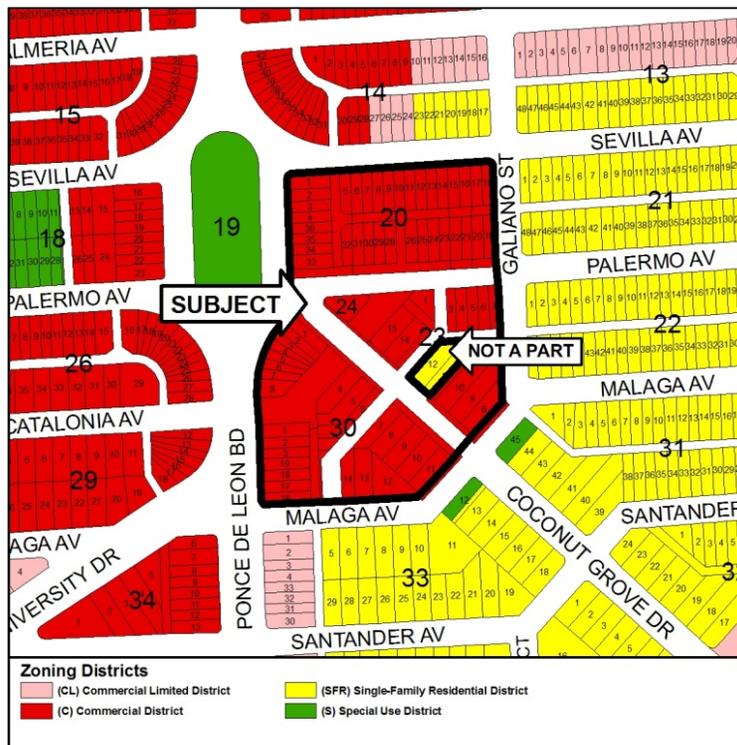
*Surrounding Land Uses*

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

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



Existing Future Land Use Map



Existing Zoning Map

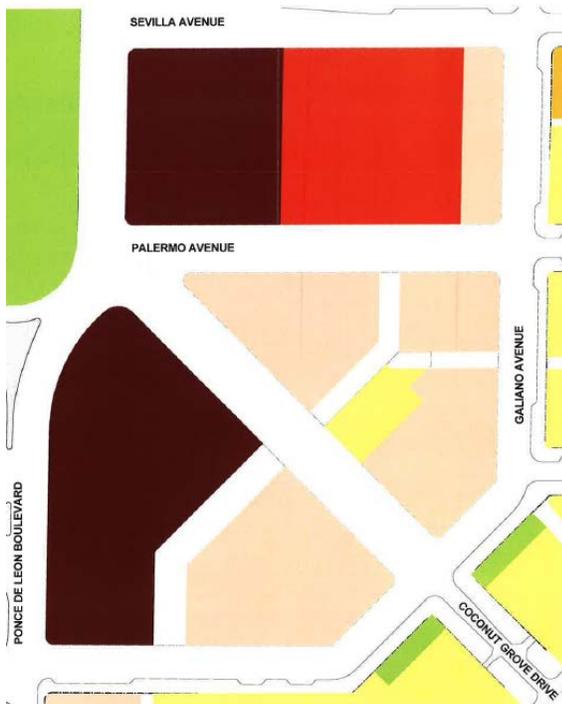
#### 4 . APPLICANT’S PROPOSAL

##### Comprehensive Plan Map Amendment

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

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

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



*Existing Future Land Use Map*

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



*Proposed Future Land Use Map*

High Rise Intensity (dark red): **3.29 acres**  
 Mid Rise Intensity (red): **1.2 acres**  
 Low Rise Intensity (light pink): **2.23 acres**

**Comprehensive Plan Text Amendment**

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

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

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

*Policy FLU-1.1.3.*

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

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

## Zoning Code Text Amendment

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

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

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

### ***Elements of the Mediterranean Village Form-Based Code***

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

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

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

The Building Form Standards establish the physical and functional relationships between buildings. The standards set forth rules related to building placement (build-to-zones, setbacks,

etc.), parking location, and building heights. The General Standards are tailored regulations that apply to all buildings throughout the Mediterranean Village, and address issues such as parking, landscaping, and sustainability. The Architectural Standards address many components of architectural detailing and building design that relate to the public realm between buildings and the street.

### ***Site Specific Zoning Text Amendment***

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

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

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

B. Street Type Plan



Figure 1. Street Type Plan

C. Regulating Plan

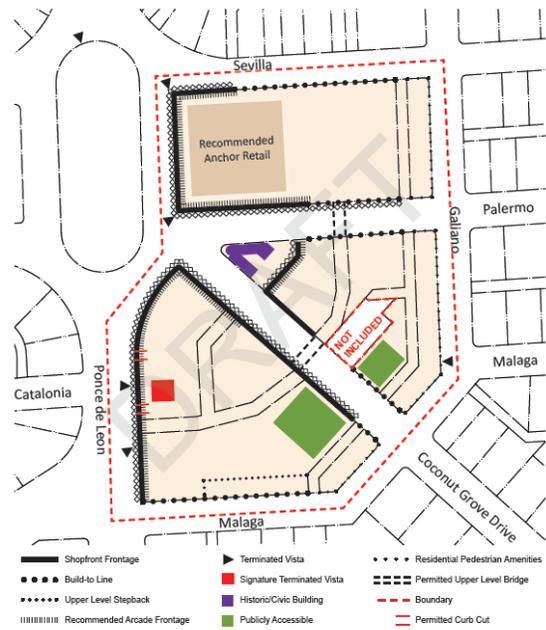
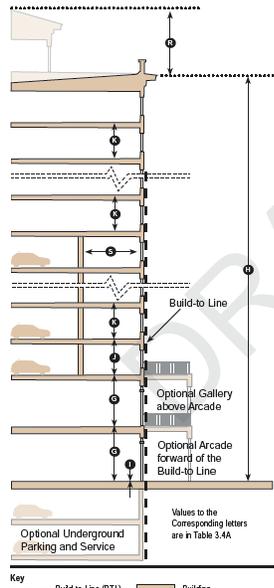


Figure 2. Regulating Plan

E. Signature Streets

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

1. Building Heights & Profile



Building Heights & Profile, Table 3.4A	
<b>Heights</b>	
Building Height <sup>(1)</sup>	3 Floors min 100'-6" to eave max or as provided in the Comprehensive Plan
Signature Terminated Vista Bonus <sup>(2)</sup>	2 Floors max
Rooftop Architectural Element <sup>(3)</sup>	
Rooftop Area	3/4 max
Height Above Rooftop	25' max
Signature Terminated Vista Element <sup>(4)</sup>	1/2 Building Height, including 25' allowed
<b>Floor Heights (floor to floor)</b>	
Ground Floor & 2nd Floor	11' min 17' max
Third Floor	9' min 17' max
Upper Floors (above 3rd Floor)	9' min 13'6" max
Ground Finished Floor above sidewalk <sup>(4)</sup>	6' max
<b>Profile</b>	
Building Separation above 7th Floor	60' min
	30,000sf office max
Building Floorplate above 7th Floor	20,000sf residential
	215' length max
Parking Placement	2nd - 7th Floor
Parking Setback from Primary Street BTL	20' min
Parking Setback from Side Street BTL	20' min

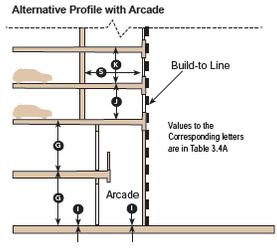
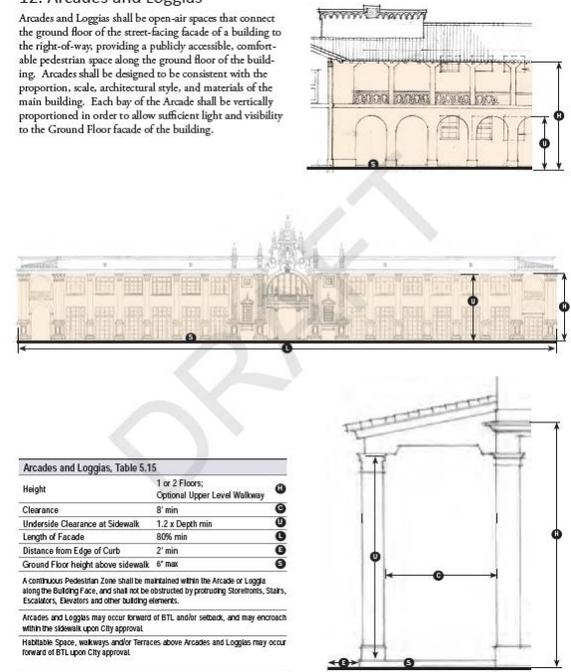


Figure 3. Example of Building Form Standards

12. Arcades and Loggias

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



Arcades and Loggias, Table 5.15	
Height	1 or 2 Floors; Optional Upper Level Walkway
Clearance	8' min
Underside Clearance at Sidewalk	1.2 x Depth min
Length of Facade	80% min
Distance from Edge of Curb	2' min
Ground Floor height above sidewalk	6' max

A continuous Pedestrian Zone shall be maintained within the Arcade or Loggia along the building's face, and shall not be obstructed by protruding signs, stairs, escalators, elevators and other building elements.  
Arcades and Loggias may occur forward of BTL and/or setback, and may encroach within the sidewalk, upon City approval.  
Mid-block Spots, walkways and/or terraces above Arcades and Loggias may occur forward of BTL upon City approval.

Figure 4. Example of Architectural Standards

## 5 . FINDINGS OF FACT

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

### Comprehensive Plan Map and Text Amendment

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

Standard	Staff Evaluation
1. Whether it specifically advances any objective or policy of the Comprehensive Land Use Plan.	<b>Yes.</b> The map and text amendments are necessary for the approval of the Mediterranean Village PAD project, which advances numerous objectives and policies as further described on page 17 and in Attachment G.
2. Whether it is internally consistent with Comprehensive Land Use Plan.	<b>Yes.</b> The map and text amendments are necessary for the approval of the Mediterranean Village PAD project, which is internally consistent with the Comprehensive Plan as further described on page 17 and in Attachment G.
3. Its effect on the level of service of public infrastructure.	The proposed map and text amendments will support enhanced multi-modal activity in the downtown, and will take advantage of existing urban infrastructure, which is a goal of the Comprehensive Plan.
4. Its effect on environmental resources.	The proposed amendments affect an infill site in downtown. No significant environmental resources will be impacted.
5. Its effect on the availability of housing that is affordable to people who live or work in the City of Coral Gables.	The proposed amendments will provide additional multi-family housing opportunities in the City with access to frequent transit service and realistic pedestrian access to dining, shopping, and employment opportunities.
6. Any other effect that the City determines is relevant to the City Commission's decision on the application.	The proposed map and text amendments are necessary for the approval of the Mediterranean Village PAD project, which includes high quality design and materials and will create a regional mixed-use shopping and entertainment destination in the heart of Coral Gables.

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

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

## Zoning Code Text Amendment

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

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

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

## Consistency Evaluation of the Comprehensive Plan Goals, Objectives and Policies

Staff analysis of the most relevant Goals, Objectives, and Policies is included below. Extensive Staff examination of how the proposed legislative changes meet the Comprehensive Plan is included as Attachment G. The Applicant has also provided analysis, included in Attachment A.

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

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

## 6. STAFF RECOMMENDATION AND CONDITIONS OF APPROVAL

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

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

### **Summary of the Basis for Approval**

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

### **Review Timeline and Public Notifications**

Information regarding the review timeline and public notification for these Ordinances is included in Attachment H.

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

#### *Attachments:*

- A. Applicant's Submittal Package dated 12.02.14
- A.1. Conceptual Submittal of Mediterranean Village PAD Project
- B. Comparison to Past Development Proposals
- C. Planning and Zoning Director Memo regarding Mediterranean Village PAD design
- D. Planning and Zoning Director Memo regarding Form-Based Codes and Form-Based Code Expert Panel Meeting Minutes
- E. Comparison of Form-Based Code regulations to existing PAD regulations
- F. Parking Analysis
- G. Comprehensive Plan Consistency
- H. Review Timeline / Public Notification and Comments for PZB Meeting
- I. Future Land Use Map Amendment Ordinance and Exhibits
- J. Comprehensive Plan Text Amendment Ordinance
- K. Zoning Code Text Amendment Ordinance
- L. Powerpoint Presentation for December 10, 2014 PZB Meeting

# ***MEDITERRANEAN VILLAGE*** at Ponce Circle

Coral Gables, Florida  
12.05.2014



***FRED B. HARTNETT PARK - LOOKING SOUTHEAST***

**PROJECT INFORMATION**

**USE BREAKDOWN**

IN-LINE RETAIL	117,200 SF
JUNIOR ANCHOR 1	98,700 SF
JUNIOR ANCHOR 2	26,000 SF
CINEMA	32,000 SF
RESTAURANT	29,000 SF
DAYCARE	12,000 SF
OFFICE	314,000 SF
GYM	9,500 SF
HOTEL	184 ROOMS
RESIDENTIAL	214 UNITS
TOWNHOUSES	15 TOWNHOMES

**TOTAL SITE AREA**

292,794 SF (6.72 ACRES)

**PARKING**

PROVIDED ON-STREET	50 SPACES
PROVIDED OFF-STREET	2,395 SPACES

**SETBACKS**

VARIES

**BUILDING HEIGHT AND FLOORS**

FLOORS	VARIES 3-19
MAX HEIGHT	190'-6"
HOTEL HEIGHT	218'-6"



AN ARCADIS COMPANY



AGAVE PONCE LLC

## TRAFFIC ANALYSIS SUMMARY

This analysis has addressed traffic-related impacts associated with the proposed Old Spanish Village mixed-use project within Coral Gables, Florida. Based on the results of the analysis, the following is concluded:

- The project is expected to generate 839 new trips during the A.M. peak hour and 1,365 new trips during the P.M. peak hour.
- Intersection capacity analyses indicate that the study intersections are expected to operate at levels of service (LOS) E or better during the A.M. and P.M. peak hours under all analysis conditions with exception of the following:
  - o The westbound stop-controlled approach at the intersections of Ponce De Leon Boulevard (NB) at Sevilla Avenue and Palermo Avenue operate at LOS F in the P.M. peak hour under future total conditions. Both intersections are candidates for signalization as the expected westbound volumes at both intersections, with the proposed development, meet the peak hour minimum volume threshold and meet the Miami-Dade County signalized intersection spacing standard of 330 feet. It is recommended that the intersection of Palermo Avenue and Ponce De Leon Boulevard (NB) be signalized as it will provide downstream gaps in major street traffic which will improve operations at the Sevilla Avenue intersection. In addition, the signal will provide improved pedestrian access between the project and Ponce Circle Park.
  - o Eastbound stop-controlled approach at the intersection of Ponce De Leon Boulevard and Catalonia Avenue in the P.M. peak hour under future background conditions. However, this deficiency is eliminated in the future total conditions, when the eastbound approach is restricted to right-turns only.
  - o The southbound stop-controlled approach at the intersection of North Driveway and Palermo Avenue operates at LOS F in the P.M. peak hour under future total conditions. This result is common during peak periods where a high traffic volume free-flowing major street intersects with a stop-controlled minor street. In addition, this result is expected due to the high volume of vehicles that will be exiting the

driveway; however, these queues/delays will not impact vehicles along Palermo Avenue. It is recommended that four-way traffic control be considered at this location to improve operations including a potential roundabout.

- Several traffic calming measures are planned as part of the development of this project in order to reduce the impacts on traffic intrusion in the surrounding local streets east of the site. The following improvements are planned:
  - o Reduction of the pavement width from 36 to 40 feet to approximately 19 feet of pavement allowing for two (2) 9.5-foot travel lanes. The additional area created by this reduction will provide for room for a swale and large shade trees.
  - o Construction of mid-block raised center median with paver treatments within the travel lanes.
  - o Construction of entry features immediately west of the north-south alley to the west of SW 37<sup>th</sup> Avenue/Douglas Road where land uses shift from commercial uses to single-family residential homes.
  - o Reconstruction of existing roundabouts along Galiano Street/Malaga Avenue to address existing geometric deficiencies.
- The project plans numerous improvements to improve connectivity and accessibility for alternative modes of travel including the following:
  - o Enhanced sidewalk and pedestrian areas that include wide sidewalks, public art, robust landscaping, covered walkways, and enhanced streetscape features
  - o Secured bicycle parking areas
  - o Changing/shower facilities with lockers and bicyclists
  - o Covered trolley stop shelter along Ponce De Leon Boulevard at Palermo Avenue providing seating and transit information including route schedules and maps
  - o The project will also consider making a contribution towards trolley service enhancements

October 28, 2014

Mr. Glenn Kephart, P.E.  
Public Works Director  
City of Coral Gables  
2800 SW 72<sup>nd</sup> Avenue  
Miami, Florida 33155

**Re: Mediterranean Village Traffic Impact Analysis Review (Ref #14153)  
Response to Comments**

Dear Mr. Kephart:

We have received the review comments prepared by David Plummer and Associates, Inc. (DPA) dated October 4, 2014 and offer the following responses:

1. The project is proposing to modify Coconut Grove Drive between Palermo Avenue and Malaga Avenue from two-way to one-way (southeast only). Any street flow modification requires approval from Miami-Dade County (MDC). A conceptual approval is needed from MDC prior to the final review of this analysis.

**The applicant recognizes that modifications to Coconut Grove Drive must be reviewed and approved by Miami-Dade County and that DPA's review and comment on the study is contingent upon that approval. If MDC does not approve the proposed modification, the traffic study may need to be updated accordingly.**

2. Based on existing conditions, Sevilla Avenue, Palermo Avenue, and Coconut Grove Drive east of Galiano Street all meet traffic calming thresholds, which means these residential streets have lost their "livability." With the addition of project traffic, the volumes on these streets during the periods analyzed increase significantly (more than double in some cases).

The city's Comprehensive Plan has policies in place to protect residential streets from the impacts of vehicular traffic. The applicant needs to take steps to protect the adjacent residential streets from vehicular traffic impacts, specifically project traffic, and devise a plan to bring these streets within the livability thresholds.

Devising a traffic calming plan to protect these residential streets will significantly change project traffic assignment to the street network. Therefore, the future conditions analysis cannot be finalized until this step is taken. Any traffic calming devices proposed by the applicant will need a conceptual approval from MDC and the city (Public Works, Police, and Fire departments) prior to review and acceptance of the final traffic impact study.

**Comment noted. Please note that the applicant has prepared a traffic calming plan for the subject streets that includes pavement width reductions, entry gate features, mid-block medians, brick paver treatments, and enhancements to the existing roundabouts to reduce speeds and deter cut-through traffic. Note that the proposed measures do**

**not restrict vehicular movements in the area and maintains mobility for existing residents. This plan has been developed with input from the City's Planning Director. As with Comment 1, the applicant recognizes that these modifications must be reviewed and approved by Miami-Dade County and that DPA's review and comment on the study is contingent upon that approval. If MDC does not approve the proposed modification, the traffic study may need to be updated accordingly.**

3. An additional general comment involves the Coral Gables Trolley. The TIS assumes a 10% multimodal reduction factor for the projected vehicular volumes. This is to account for employees, residents, and guests that may choose to walk, bike, or take transit to the site. Given the project's location and the availability of the Coral Gables Trolley, which has 12-minute headways during the peak hours, this assumption seems reasonable.

The TIS does not state how that 10% reduction factor is applied to the other modes of transportation. If a conservative assumption is made that 50% of that reduction is for use of the Coral Gables Trolley and an average auto occupancy of 1.5 to 2 persons per vehicle is used, this will result in the 115 to 155 additional passengers to the system during the pm peak hour (boardings and alightings). Given the average seating capacity on a Coral Gables Trolley of 25 passengers, the Mediterranean Village project will require the seating capacity of five to six Coral Gables Trolleys to accommodate their needs. This is very significant impact to the system given that the Coral Gables Trolley currently has six trolleys on route during the pm peak hour. The applicant needs to address how they will mitigate their project's impacts to the Coral Gables Trolley.

The multi-modal reduction factor of ten (10) percent accounts for several alternative transportation modes readily available in the area including walking, bicycling, and transit availability including Miami-Dade Transit routes. Given the site's proximity to both high-rise residential buildings in Downtown Coral Gables and the Miracle Mile Shopping District, a significant portion of these trips are expected to be pedestrians. According to the U.S. Census Bureau's 2008-2012 American Community Survey (ACS) Population Survey, over 6 percent of residents in Coral Gables walk to work. Typically, the percentage of non-work-based walking trips is higher than work-based trips. As a result, the percentage of pedestrian trips for this particular development may be higher than 6 percent. In addition to the Coral Gables Trolley, four (4) Miami-Dade Transit routes are accessible within a short walk from the site including routes on Andalusia Avenue, Aragon Avenue, SW 37<sup>th</sup> Avenue/Douglas Road, and LeJeune Road.

**In conclusion, ample capacity exists within the area to support the proposed multi-modal split.**

4. Comment 1 – page 4; Internal Capture - Please provide Internal Capture Summary sheets for review.

**Summary sheets have been included in the revised report. Note that the revised development plan included in the revised report resulted in a higher internalization**

rate. The previous internal capture rates were used in the revised analysis to provide for conservative results.

5. Comment 2 – page 9; Trip Distribution and Assignment - The project trip assignment will significantly change once the General Comments are addressed.

As noted in the response to Comment 2, the proposed traffic calming plan does not restrict any particular movements within the neighborhood area. Therefore, the distribution remains unchanged. However, it should be noted that the proposed traffic calming measures are expected to have an impact on traffic volumes in the neighborhood. In order to provide for conservative analysis, the distribution was not adjusted to account for this.

6. Comment 3 – page 17; Background Area Growth - Please provide the backup data from the FDOT traffic count stations.

These summary sheets have been included in the revised report.

7. Comment 4 – page 22; Intersection Capacity Analysis - The future conditions analyses have not been reviewed in depth because of the potential changes to the project traffic assignment. The following comments, however, will need to be addressed:

- a. Some of the TOD Schedule reports are from August 2013, while some of the traffic counts are from mid-2014. The TODs data needs to be reasonably close to the date of the TIA submission.

Note that the TOD schedules dated August 2013 were confirmed prior to the August 2014 report submittal. However, new TOD schedules have been included in the revised report. Note that all timings remained the same.

- b. Please verify that the peak hour factors (PHF) from the traffic counts match the PHFs used in the analyses.

Note that the peak hour factors reported in the traffic counts are by approach rather than by intersection. The intersection peak hour factor was calculated and applied to the analysis. Therefore, the peak hour factors were not revised.

We trust that we have adequately responded to these initial comments. Please contact me at 954-535-5100 if you have any questions.

Very truly yours,

KIMLEY-HORN AND ASSOCIATES, INC.



John J. McWilliams, P.E.  
Vice President



AN ARCADIS COMPANY



AGAVE PONCE, LLC

**Mediterranean Village - Parking Reduction Calculations**

**1. Land Use Inputs**

**Commercial and Hotel Uses**

Retail	242,000	SF
Cinema	32,000	SF
Restaurant	29,000	SF
Daycare	12,000	SF
Hotel	184	Rooms
Office	314,000	SF
Gym	9,500	SF

**Notes:**

GLA  
Phase 1 (3 screens, 290 seats)  
GLA  
GLA  
GFA  
GFA

**Residential Uses**

Townhouse	15	DU
2 BR	128	DU
3 BR	86	DU

**2. Parking Ratio**

**Parking Ratio**

**Coral Gables**

**Commercial and Hotel Uses**

Retail	4.00	per KSF
Cinema	3.33	per KSF
Restaurant	12.00	per KSF
Daycare	10.00	per KSF
Hotel	1.13	per room
Office	3.33	per KSF
Gym	3.33	per KSF

**Coral Gables Notes: City Use (Section 5-14.09)**

Retail sales and services  
Indoor recreation/entertainment  
Restaurants  
Daycare  
Overnight accommodations  
Offices  
Indoor recreation/entertainment  
Townhouses  
Multi-family dwellings  
Multi-family dwellings

**ULI Notes:**

**Family Type**

**Business Type**

**Owned**

**Owned**

**Owned**

**Parking Ratio Separation (ULI Based)**

Visitor	Employee/Resident
3.22	0.78 per KSF
3.17	0.17 per KSF
10.23	1.71 per KSF
8.57	1.43 per KSF
0.90	0.23 per room
0.25	3.09 per KSF
3.14	0.19 per KSF
0.16	1.84 per DU
0.14	1.61 per DU
0.18	2.07 per DU

**3. Trip Reductions**

**Multimodal Trip Reductions**

18,000 (Employee and Resident)

9,000 (Visitor)

**4. Parking Calculations**

**Commercial and Hotel Uses**

	Visitor	Employee	Total
Retail	780	189	969
Cinema	102	6	108
Restaurant	299	50	349
Daycare	103	18	121
Hotel	166	42	208
Office	77	970	1047
Gym	30	2	32

**Commercial and Hotel Uses**

	Visitor	Employee	Total
Retail	710	155	865
Cinema	93	5	98
Restaurant	273	41	314
Daycare	94	15	109
Hotel	152	35	187
Office	71	796	867
Gym	28	2	30

**Trip Reduction**

Y  
Y  
Y  
Y  
Y  
Y  
Y

**Residential Uses**

	Visitor	Employee	Total
Townhouse	3	28	31
2 BR	19	206	225
3 BR	16	178	194

**Residential Uses**

	Visitor	Employee	Total
Townhouse	3	28	31
2 BR	18	169	187
3 BR	15	146	161

**Trip Reduction**

N  
Y  
Y

**SINGLE USE DEMAND**

1,595 1,669 3,264

**TRIP REDUCTION DEMAND**

1,457 1,392 2,849

**5. Internal Capture**

	Retail	Cinema	Restaurant	Daycare	Hotel	Office	Gym	Townhouse	2 BR	3 BR
	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%

**6. Time of Day Trends**

**ULI Weekday Visitor**

	Retail	Cinema	Restaurant	Daycare	Hotel	Office	Gym	Townhouse	2 BR	3 BR
6am	1%	0%	25%	50%	95%	0%	70%	0%	0%	0%
7am	3%	0%	30%	60%	90%	1%	40%	10%	10%	10%
8am	15%	0%	60%	100%	80%	20%	40%	20%	20%	20%
9am	33%	0%	75%	80%	70%	60%	70%	20%	20%	20%
10am	65%	0%	85%	20%	60%	100%	70%	20%	20%	20%
11am	85%	0%	90%	20%	60%	45%	80%	20%	20%	20%
12pm	95%	20%	100%	20%	35%	15%	60%	20%	20%	20%
1pm	100%	45%	90%	20%	55%	45%	70%	20%	20%	20%
2pm	95%	55%	50%	20%	60%	100%	70%	20%	20%	20%
3pm	90%	55%	45%	60%	60%	45%	70%	20%	20%	20%
4pm	90%	55%	45%	90%	65%	15%	80%	20%	20%	20%
5pm	95%	60%	75%	100%	70%	10%	90%	40%	40%	40%
6pm	95%	60%	80%	100%	75%	5%	100%	60%	60%	60%
7pm	95%	80%	80%	70%	75%	2%	90%	100%	100%	100%
8pm	80%	100%	80%	20%	80%	1%	80%	100%	100%	100%
9pm	50%	100%	60%	0%	85%	0%	70%	100%	100%	100%
10pm	30%	80%	55%	0%	95%	0%	35%	100%	100%	100%
11pm	10%	65%	50%	0%	100%	0%	10%	80%	80%	80%
12am	0%	40%	25%	0%	100%	0%	0%	50%	50%	50%

**ULI Weekday Employee/Resident**

	Retail	Cinema	Restaurant	Daycare	Hotel	Office	Gym	Townhouse	2 BR	3 BR
6am	10%	0%	50%	100%	5%	3%	75%	100%	100%	100%
7am	15%	0%	75%	100%	30%	30%	75%	100%	90%	90%
8am	40%	0%	90%	100%	90%	75%	75%	100%	85%	85%
9am	75%	0%	90%	100%	90%	95%	75%	100%	80%	80%
10am	85%	0%	100%	100%	100%	100%	75%	100%	75%	75%
11am	95%	0%	100%	100%	100%	100%	75%	100%	70%	70%
12pm	100%	30%	100%	100%	100%	90%	75%	100%	65%	65%
1pm	100%	60%	100%	100%	100%	90%	75%	100%	70%	70%
2pm	100%	60%	100%	100%	100%	100%	75%	100%	70%	70%
3pm	100%	75%	75%	100%	100%	100%	75%	100%	70%	70%
4pm	100%	75%	75%	100%	100%	100%	75%	100%	75%	75%
5pm	95%	100%	95%	100%	70%	50%	100%	100%	85%	85%
6pm	95%	100%	95%	100%	40%	25%	100%	100%	90%	90%
7pm	95%	100%	95%	50%	20%	10%	75%	100%	97%	97%
8pm	90%	100%	95%	0%	20%	7%	50%	100%	98%	98%
9pm	75%	100%	80%	0%	20%	3%	20%	100%	99%	99%
10pm	40%	100%	65%	0%	20%	1%	20%	100%	100%	100%
11pm	15%	70%	65%	0%	10%	0%	20%	100%	100%	100%
12am	0%	50%	35%	0%	5%	0%	0%	100%	100%	100%

**Notes:**

- Daycare values provided are estimated.
- Family type restaurant utilized per ULI Shared Parking.
- Business type hotel utilized per ULI Shared Parking.



7. Shared Parking Calculations

Weekday Visitor

6am  
7am  
8am  
9am  
10am  
11am  
12pm  
1pm  
2pm  
3pm  
4pm  
5pm  
6pm  
7pm  
8pm  
9pm  
10pm  
11pm  
12am

Retail	Cinema	Restaurant	Daycare	Hotel	Office	Gym	Townhouse	2 BR	3 BR	TOTAL
8	0	75	52	158	0	21	0	0	0	313
39	0	150	62	149	1	12	0	2	2	416
117	0	179	103	133	15	12	1	4	3	567
273	0	224	82	116	46	21	1	4	3	771
507	0	254	21	100	77	21	1	4	3	987
863	0	269	21	100	25	24	1	4	3	1119
741	20	299	21	91	12	18	1	4	3	1209
780	46	263	21	91	35	21	1	4	3	1270
741	56	150	21	100	77	21	1	4	3	1172
702	56	125	62	100	35	21	1	4	3	1117
702	56	125	93	108	12	24	1	4	3	1136
741	61	224	103	116	8	27	1	8	6	1296
741	61	239	103	125	4	30	2	11	10	1326
741	82	239	72	125	2	27	3	19	16	1325
624	102	239	21	133	1	24	3	19	16	1181
390	102	179	0	141	0	21	3	19	16	872
234	82	164	0	158	0	11	3	19	16	686
78	66	150	0	166	0	3	2	15	13	493
0	41	75	0	166	0	0	2	10	8	301

Weekday Employee/Resident

6am  
7am  
8am  
9am  
10am  
11am  
12pm  
1pm  
2pm  
3pm  
4pm  
5pm  
6pm  
7pm  
8pm  
9pm  
10pm  
11pm  
12am

Retail	Cinema	Restaurant	Daycare	Hotel	Office	Gym	Townhouse	2 BR	3 BR	TOTAL
19	0	25	18	2	29	2	28	206	178	507
28	0	38	18	13	291	2	28	185	160	763
76	0	45	18	38	728	2	28	175	151	1260
142	0	45	18	38	922	2	28	165	142	1501
181	0	50	18	42	970	2	28	155	134	1558
180	0	50	18	42	970	2	28	144	125	1558
189	3	50	18	42	873	2	28	134	116	1454
189	4	50	18	42	873	2	28	144	125	1474
189	4	50	18	42	970	2	28	144	125	1571
189	5	38	18	42	970	2	28	144	125	1589
189	5	38	18	38	873	2	28	135	134	1477
180	6	48	18	29	485	2	28	175	151	1122
180	6	48	18	17	243	2	28	185	160	886
180	6	48	9	8	97	2	28	200	173	749
170	6	48	0	8	66	1	28	202	174	705
142	6	40	0	8	29	0	28	204	176	634
76	6	33	0	8	10	0	28	206	178	545
28	4	33	0	4	0	0	28	206	178	482
0	3	18	0	2	0	0	28	206	178	438

Weekday Combined

6am  
7am  
8am  
9am  
10am  
11am  
12pm  
1pm  
2pm  
3pm  
4pm  
5pm  
6pm  
7pm  
8pm  
9pm  
10pm  
11pm  
12am

Retail	Cinema	Restaurant	Daycare	Hotel	Office	Gym	Townhouse	2 BR	3 BR	TOTAL
27	0	100	70	160	29	23	28	206	178	819
67	0	187	80	162	292	14	28	187	162	1179
193	0	224	121	171	743	14	29	179	155	1827
415	0	269	100	154	968	23	29	169	146	2271
868	0	304	39	142	1047	23	29	158	137	2545
843	0	319	39	142	1005	26	29	148	128	2676
930	23	349	39	133	885	20	29	138	119	2664
963	58	315	39	133	908	23	29	148	128	2744
930	60	200	39	142	1047	23	29	148	128	2743
891	61	172	80	142	1005	23	29	148	128	2677
891	61	172	111	146	885	26	29	158	137	2614
921	67	272	121	146	493	29	29	183	158	2417
921	67	287	121	141	246	32	30	197	170	2212
921	88	287	81	133	99	29	31	219	189	2074
794	108	287	21	141	69	25	31	221	190	1887
532	108	219	0	150	29	21	31	223	192	1505
310	88	197	0	166	10	11	31	225	194	1231
106	71	162	0	170	0	3	30	221	191	975
0	44	92	0	168	0	0	30	216	186	726

PEAK

8. Peak Parking Demand

Commercial and Hotel Uses

	Visitor	Employee	Total
Retail	790	189	969
Cinema	46	4	50
Restaurant	269	50	319
Daycare	21	18	39
Hotel	91	42	133
Office	35	873	908
Gym	21	2	23

Commercial and Hotel Uses

	Visitor	Employee	Total
Retail	710	155	865
Cinema	42	3	45
Restaurant	245	41	286
Daycare	19	15	34
Hotel	83	34	118
Office	32	716	747
Gym	19	1	20

Trip Reduction

Y  
Y  
Y  
Y  
Y  
Y  
Y

Residential Uses

	Visitor	Employee	Total
Townhouse	1	28	29
2 BR	4	144	148
3 BR	3	125	128

Residential Uses

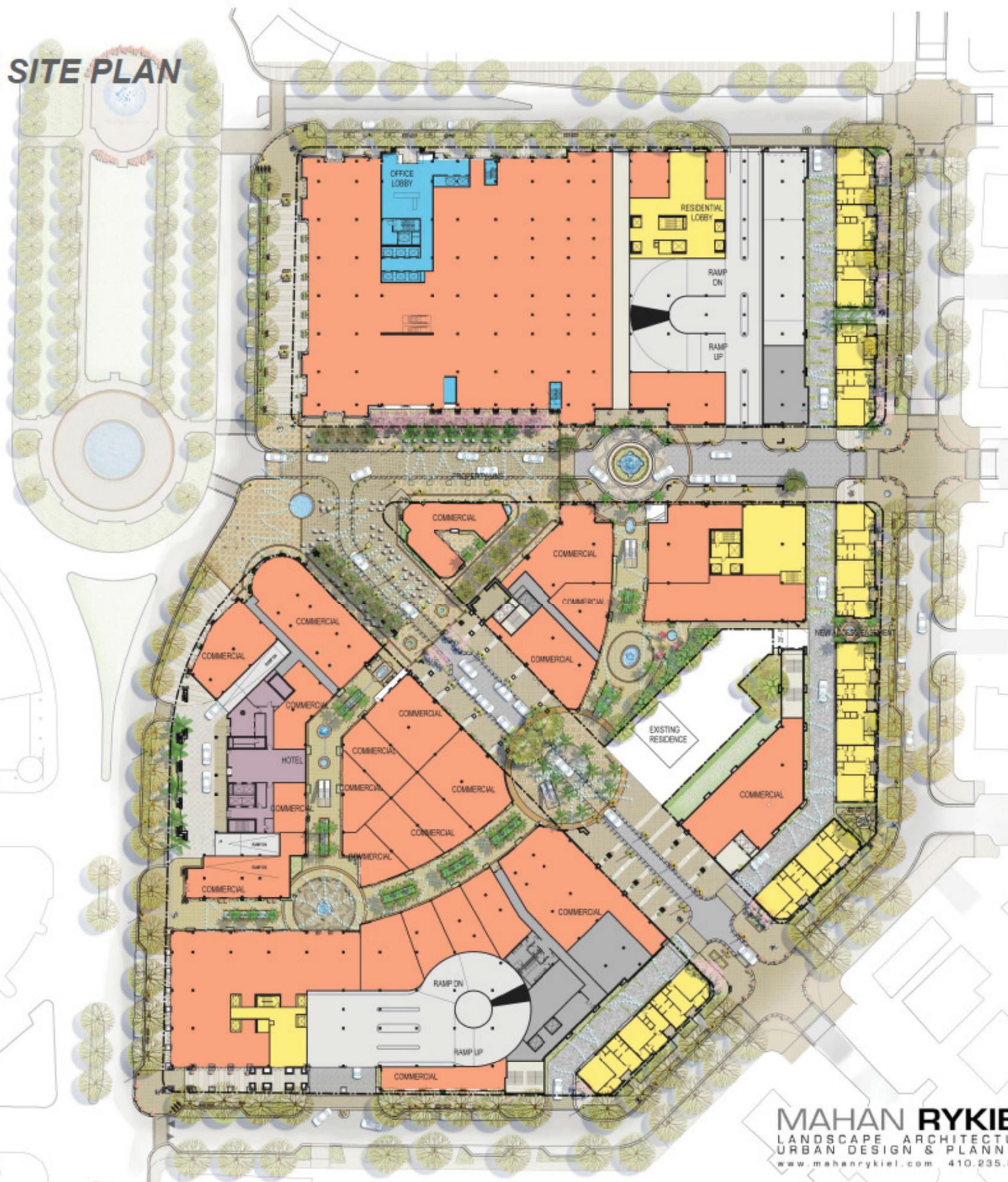
	Visitor	Employee	Total
Townhouse	1	28	29
2 BR	3	118	122
3 BR	3	102	105

N  
Y  
Y

SHARED PARKING DEMAND				SHARED PARKING DEMAND			
				W/ TRIP REDUCTIONS			
	Visitor	Employee	Total		Visitor	Employee	Total
	1,270	1,474	2,744		1,156	1,214	2,370
			163 reduction				283 reduction

City of Coral Gables	Visitor	Employee	Total
Single Use Demand	1,595	1,689	3,284

# ILLUSTRATIVE SITE PLAN



# FLOOR PLAN - BASEMENT

PALERMO AVENUE

CATALONIA AVENUE

MALAGA AVENUE

PONCE DE LEON BOULEVARD

SEVILLA AVENUE

PALERMO AVENUE

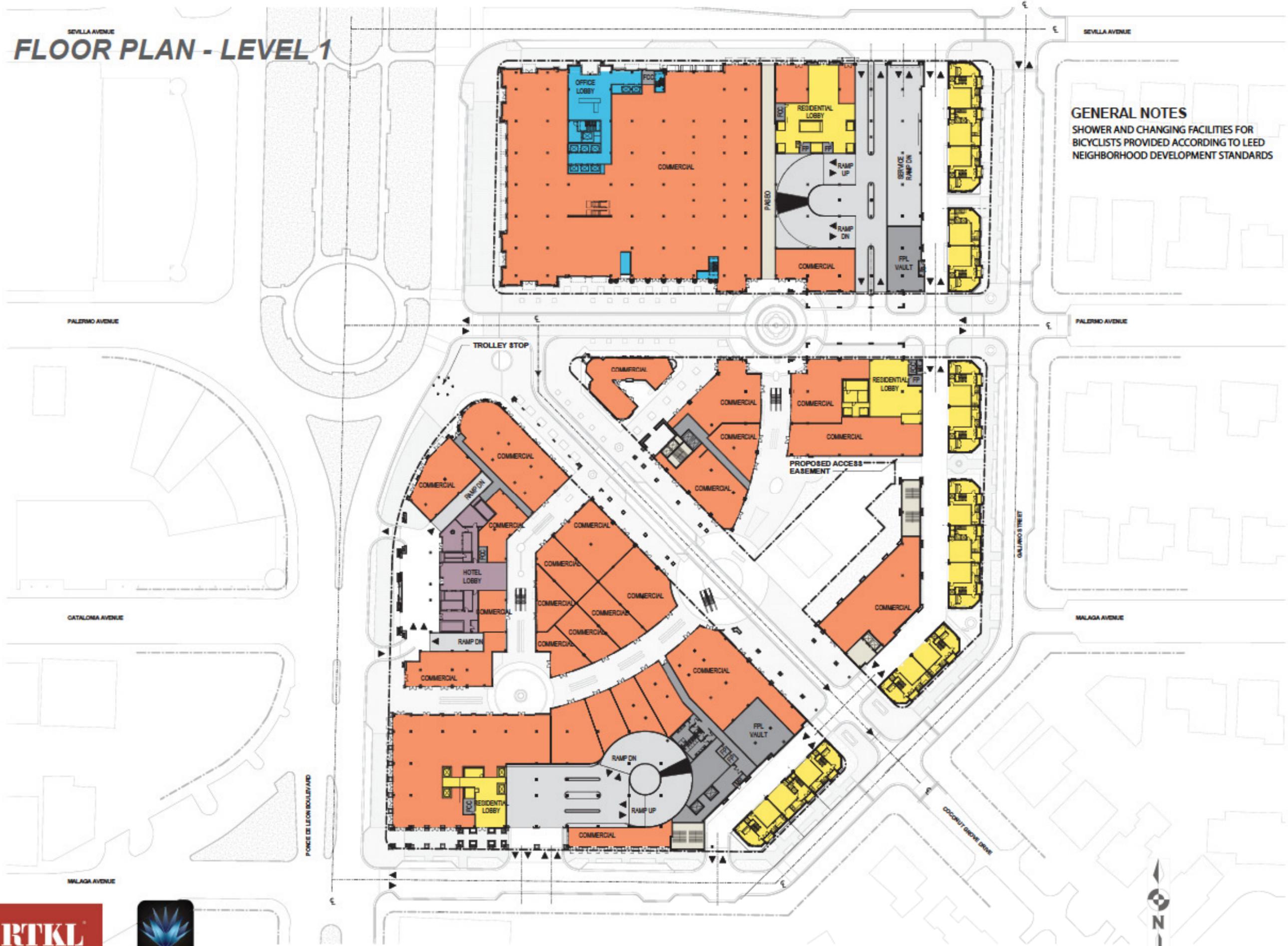
MALAGA AVENUE

COCONUT GROVE DRIVE

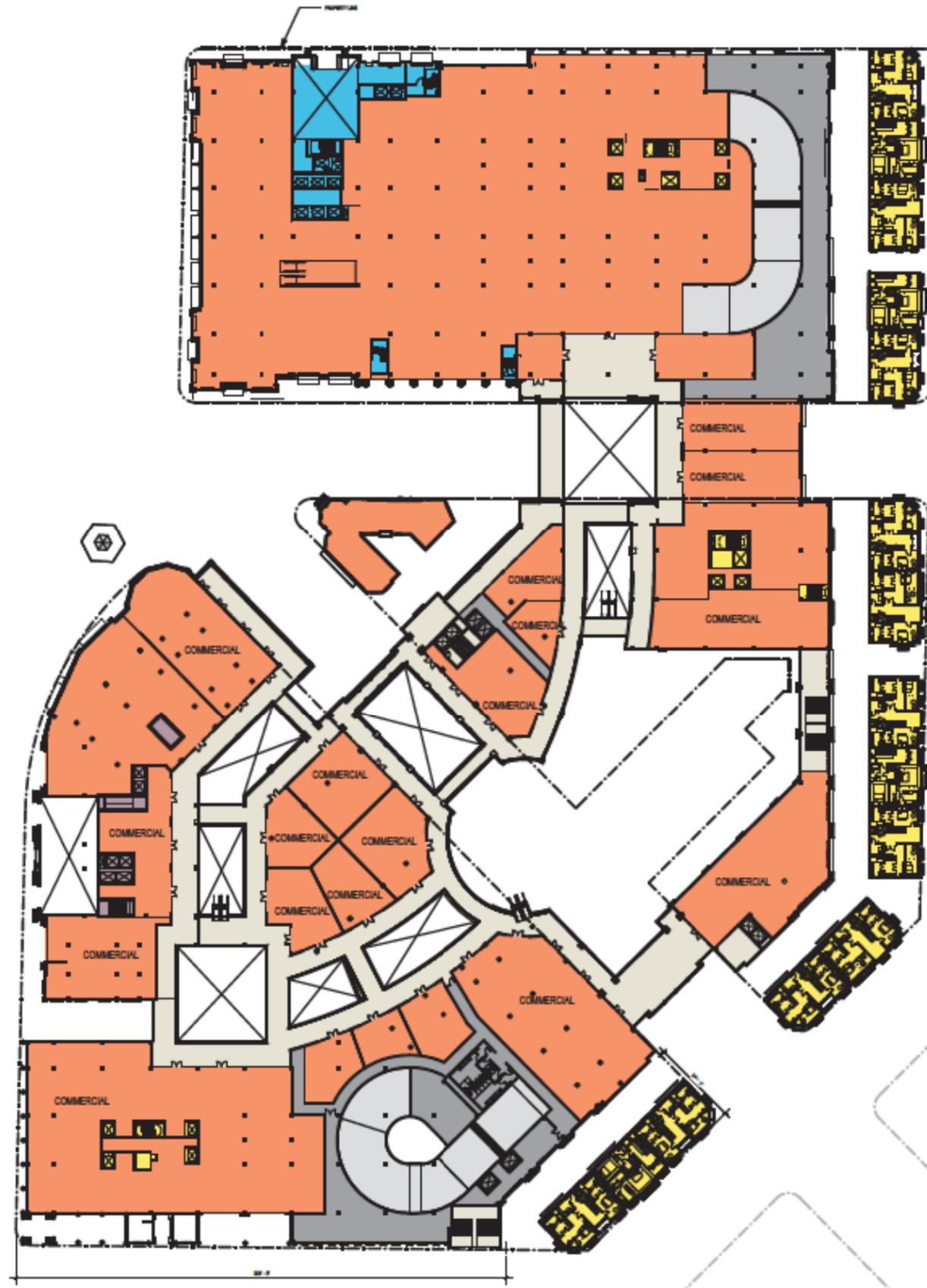
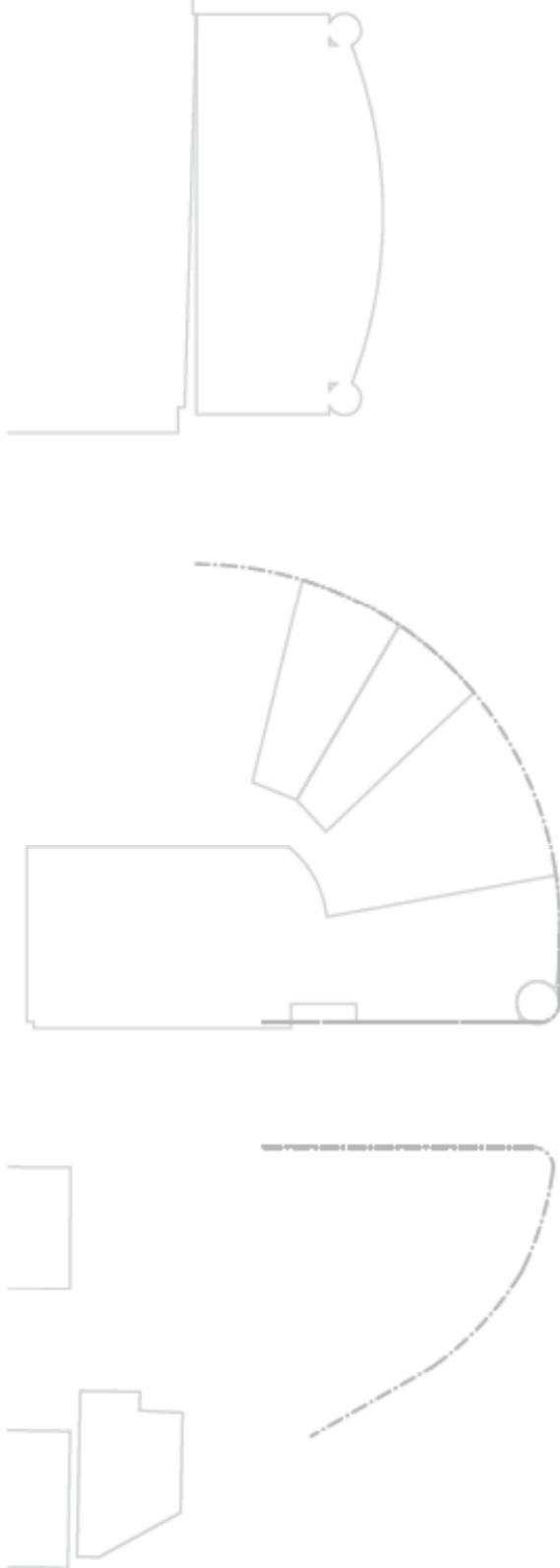


SEVILLA AVENUE  
**FLOOR PLAN - LEVEL 1**

**GENERAL NOTES**  
 SHOWER AND CHANGING FACILITIES FOR BICYCLISTS PROVIDED ACCORDING TO LEED NEIGHBORHOOD DEVELOPMENT STANDARDS



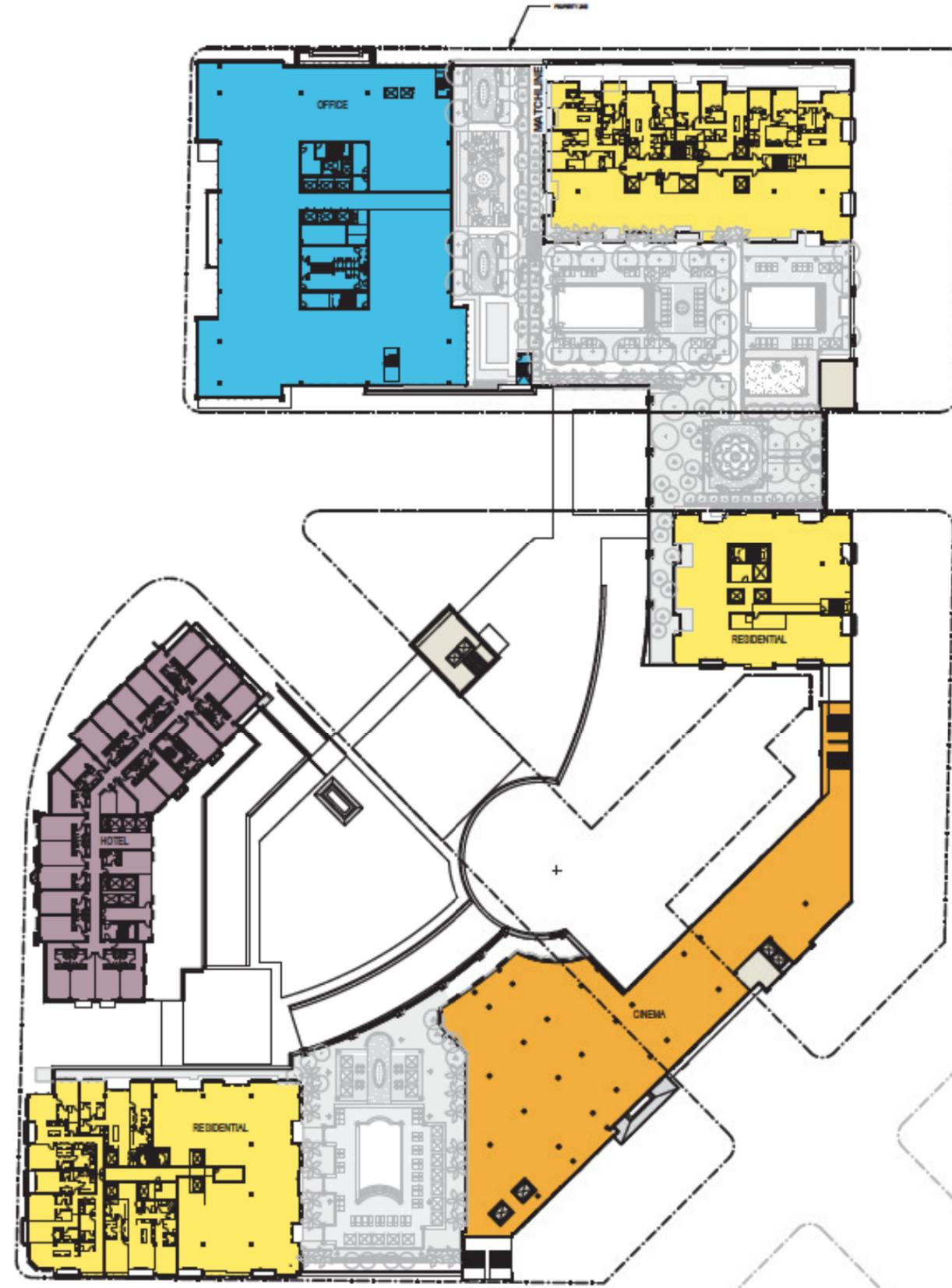
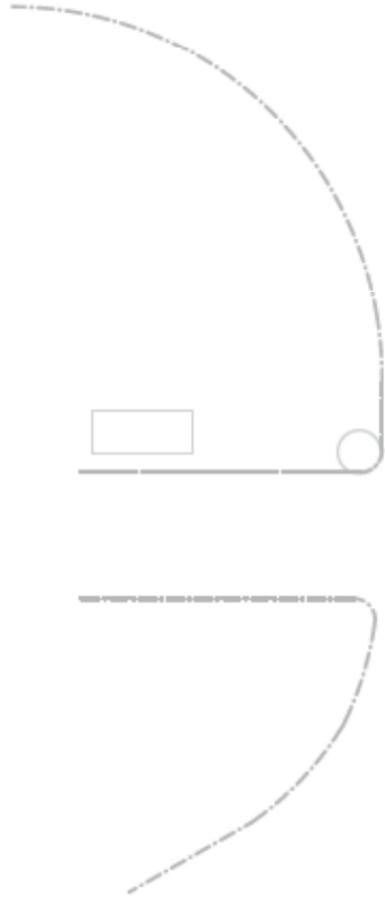
# FLOOR PLAN - LEVEL 2



# FLOOR PLAN - LEVEL 3-7



# FLOOR PLAN - LEVEL 08



# ILLUSTRATIVE ROOF PLAN



**AERIAL LOOKING SOUTHEAST**



AN ARCADIS COMPANY



AGAVE POND

*PONCE DE LEON BLVD - LOOKING SOUTHEAST*



**RTKL**  
AN ARCADIS COMPANY

**AGAVE PONCE** LLC

# UNIVERSITY DRIVE - LOOKING NORTHEAST



**RTKL**

AN ARCADIS COMPANY



AGAVE PONCE

*HOTEL ENTRY ON PONCE DE LEON*



*AERIAL VIEW - LOOKING SOUTHWEST*



AN ARCADIS COMPANY



AGAVE PONSE

**MALAGA AVENUE - LOOKING NORTHEAST AT COCONUT GROVE DRIVE**



**RTKL**

AN ARCADIS COMPANY



AGAVE PONCE

MALAGA AVENUE - LOOKING SOUTHWEST AT COCONUT GROVE DRIVE



**RTKL**

AN ARCADIS COMPANY



GAVE PENCE

*AERIAL LOOKING NORTHWEST*



**Mediterranean Village Staff Report  
Attachment B: Comparison of Proposed Project to Past  
Proposals and Existing Zoning Code**

A Planned Area Development (PAD)/mixed use project referred to as the “Old Spanish Village at Ponce Circle” was originally approved in 2006 and amended in 2007. The PAD site plan consisted of multiple buildings on the same three (3) parcels of land separated by public streets within the comprehensively planned project, which included the following:

1. The 2801 Ponce Building (high-rise), Casa Palermo Building (mid-rise) and townhouses.
2. The historic 2901 Arts Center Building and 23 townhouses.
3. The 3001 Building (mid-rise) and townhouses.

On 08.22.06, the City Commission approved the Old Spanish Village project as a PAD and extended the Mixed Use No. 1 District boundary to allow the property to be developed as a commercial mixed use project with residential units. This also required change of land use, rezoning and re-platting due to the proposed reconfiguration of the existing street pattern.

On 09.25.07, the City Commission approved amendments to the PAD site plan approved in 2006. Those amendments generally included reducing the total number of residential multi-family and townhouse units to 243 and significantly increasing the amount of the project's commercial and office space to 240,000 sq ft. Re-plats of the parcels within the project site were approved by the City Commission on 05.27.08 in order to create separate building sites for different buildings and components of the project.



**Site Plan Comparison**

The following is a comparative summary of the proposed 2014 Mediterranean Village PAD to the approved amended 2007 Old Spanish Village site plan:

	<b>Old Spanish Village Approved 2007</b>	<b>Mediterranean Village Proposed 2014</b>	<b>Existing Zoning Code and Comprehensive Plan Requirements</b>
<b>FAR</b>	2.98 FAR (899,614 sf)	4.375 FAR (1,280,974 sf)	3.5 FAR (with Med Bonus) 4.375 FAR (in CBD with TDR)
<b>Height</b>	Low Rise <ul style="list-style-type: none"> <li>• Townhouses: 31'</li> </ul> Mid Rise <ul style="list-style-type: none"> <li>• Podium: 25' – 73'</li> <li>• 3 Residential Towers: 97'</li> </ul> High Rise <ul style="list-style-type: none"> <li>• Office Tower: 190'6"</li> </ul>	Low Rise <ul style="list-style-type: none"> <li>• Townhouses: 36'</li> </ul> Mid Rise <ul style="list-style-type: none"> <li>• Podium: 70' – 116'</li> </ul> High Rise <ul style="list-style-type: none"> <li>• 3 Residential Towers: 190'6"</li> <li>• Office Tower: 190'6"</li> <li>• Hotel Tower: 218'6"</li> </ul>	Low Rise <ul style="list-style-type: none"> <li>• 77' Max Height</li> </ul> Mid Rise <ul style="list-style-type: none"> <li>• 97' Max Height</li> </ul> High Rise <ul style="list-style-type: none"> <li>• 190'6" Max Height</li> </ul>
<b>Program</b>	243 Residential Units 203,458 sf Office 35,646 sf Retail	229 Residential Units 314,000 sf Office 324,500 sf Retail / Other 184 Hotel Rooms	N/A
<b>Parking</b>	1,409 spaces	2,446 spaces*	3,283 spaces

*\*As part of the proposed Zoning Code Text Amendment, a parking reduction is permitted when certain conditions are met.*

The following ordinances were approved for that project (copies of ordinances and resolutions referenced below are included in the Applicant's submittal, Attachment A):

1. Ordinance No. 2006-20 (adopted 08.22.06) – Approved change of land use for all projects within the project site to the appropriate designation in one of the following land use categories: “Commercial Use, Mid-Rise Intensity”, “Commercial Use, Mid-Rise Intensity”, “Commercial Use, Mid-Rise Intensity” and “Parks and Recreational Use” to allow the project’s proposed mix of uses. A commercial land use designation is required for mixed use projects.
2. Ordinance No. 2006-21 (adopted 08.22.06) – Approved a Zoning Code text amendment that extended the southern boundary of the Mixed Use No. 1 District (from Archived Zoning Code) to Malaga Avenue, which allowed for the project to utilize the Code’s mixed use provisions and include a residential component within a commercial project.
3. Ordinance No. 2006-22 (adopted 08.22.06) – Approved change of change of zoning for all projects within the project site to the appropriate designation in one of the following zoning categories: “CB”, Commercial and “S”, Special Use. The “CB”, Commercial designation is required for mixed use projects, and the “S”, Special Use designated properties were for park lands donated to the City by the developer.
4. Ordinance No. 2006-23 (adopted 08.22.06) – Approved the proposed Planned Area Development (PAD) site plan with itemized conditions of approval.
5. Ordinance No. 2006-24 (adopted 08.22.06) – Approved proposed vacations and dedications of public rights-of way as necessary and required for the approved PAD site plan.
6. Resolution No. 2006-163 (adopted 08.22.06) – Approved “special locational approval” for the use of Mediterranean Architectural bonuses for the proposed townhouses and multi-family residential units located across the street from existing single-family residential zoned properties.
7. Ordinance No. 2007.1 (adopted 09.25.07) – Approved amendments to the previously approved PAD site plan, and included revised itemized conditions of approval.
8. Resolution No.2008-78 (adopted 05.27.08) – Approved a Final Plat entitled “Ponce Place Villas East”, being a re-plat to create separate building sites for the historic 2901 Ponce Arts Center Building and 23 townhouses.
9. Resolution No. 2008-79 (adopted 05.27.08) – Approved a Final Plat entitled “Ponce Place Villas West”, being a re-plat to create separate building sites for the 3001 Ponce Building and 15 townhouses.

The previous ordinances included zoning designations and mixed use requirements for commercial projects that are no longer used in the current Zoning Code. The zoning designations and mixed use provisions were updated in 2007 as a part of the Zoning Code re-write.





- iii. The number of residential units has decreased slightly from 234 to 229.
- b. Pedestrian realm:
    - i. The ground floor and second floor retail layout has been redesigned and includes more efficient circulation and more effective retail spaces.
    - ii. The ground floor frontages facing public streets, in particular Ponce de Leon Boulevard, have been substantially redesigned to create a more functional pedestrian environment.
    - iii. Curb radii throughout the project have been reduced to reflect a pedestrian-oriented development.
  - c. Architecture:
    - i. All facades have been updated to have more harmonious architecture, representative of Coral Gables Mediterranean architectural design. Proportion, scale and articulation of the facades have been considerably improved.
    - ii. The spacing, proportion, and hierarchy of fenestration has improved.
    - iii. The residential towers and the office tower have been redesigned to have unique Rooftop Architectural Elements.
    - iv. The townhouse facades and massing have been simplified and refined to reflect traditional precedent.
  - d. Bridging over right-of-way:
    - i. The parking garage encroachment over Palermo Avenue and Coconut Drive has increased two times in square footage coverage, from approximately 60' in depth to approximately 120' in depth to allow for two bays of parking.
    - ii. The bridges over Palermo Avenue and Coconut Grove Drive have been redesigned to be more representative of Coral Gables Mediterranean architectural design. The scale of the features has been broken down through façade refinements and the visual weight of the bridge element is better supported at the ground level.
    - iii. The glass dome features over pedestrian areas have been eliminated and replaced with more simplified rectilinear skylight features.
  - e. Parking:
    - i. The number of on-street parking spaces on Galiano Street has been reduced due to vehicular sight triangle concerns.
    - ii. The parking garage, in particular the underground parking and service areas, has been redesigned and has much more efficient circulation and space for parking.
    - iii. The underground parking garage now provides one level of underground parking instead of two levels of underground parking.
  - f. North Block (2801 Ponce):
    - i. Curb cuts for vehicular entrances to the project, in particular the loading, garage entrance, and alley entrance, have been grouped together toward the

middle of the north side of the block to allow for more effective retail frontage closer to Ponce de Leon Boulevard.

- ii. Liner office space has been added to most portions of the parking garage fronting Ponce Circle, improving the frontage on the park.
  - iii. The office building has a full ground level lobby instead of a sky lobby at the 8<sup>th</sup> level.
  - iv. A pedestrian paseo has been introduced mid-block to improve pedestrian circulation throughout the project.
  - v. The residential tower has an increased vertical stepback from the street, reducing the impact of building mass and height.
- g. Middle Block (2901 Ponce):
- i. The circulation tower has been reduced in size and the façade and massing has been simplified.
  - ii. The circular pavement feature in front of the Historic Arts Center Building has been eliminated, and one paver type has been selected for the plaza, creating a more unified and harmonious plaza space.
- h. South Block (3001 Ponce):
- i. The eastern residential tower has been removed, and the western residential tower has been enlarged. The overall effect is consolidation of height and massing towards Ponce de Leon Boulevard.
  - ii. The parking garage entrance off of Ponce de Leon Boulevard has been removed and the deceleration lane leading to the garage entrance has been removed, allowing for wider sidewalks and better pedestrian space along Ponce de Leon Boulevard.
  - iii. The residential tower and the hotel tower have been physically separated from one another at the Ponce de Leon frontage, breaking down the mass and bulk of the project and enhancing the pedestrian experience. The new design creates a more inviting entrance into the internal shopping areas of the project.
- i. North and South Blocks (2801 and 3001 Ponce):
- i. The parking garage entrances and ramps have been redesigned and include more efficient space for turning movements and stacking, which will improve vehicular circulation in and around the project.
  - ii. The residential lobby entrances on Palermo and Malaga, respectively, have been consolidated, allowing greater street frontage for retail.

cc: Jane Tompkins, Development Services Director





## **Conventional Zoning vs. Form-Based Codes**

The proposed Zoning Code amendment is formatted with a planning technique known as a “form-based code.” The applicant is requesting that the City of Coral Gables adopt this new zoning option within the Planned Area Development procedures for the implementation of a complex mixed-use project.

Conventional, or Euclidian, zoning codes are text-based documents that rely on separation of uses and mathematical formulas such as FAR to regulate urban development. Typically, conventional zoning codes do not address urban form and public space. Form-based codes, on the other hand, are illustrative documents that rely on diagrams and illustrations to demonstrate how to shape effective public spaces with pedestrian-oriented buildings.

Both conventional zoning and form-based codes are effective planning tools. Neither is superior nor has unique characteristics in terms of content. However, when choosing between the two approaches, the specific needs of the city or district being regulated should be considered.

When a city’s goal is aesthetic and functional excellence for a large scale mixed-use project, a form-based code is more effective because the emphasis is placed on design of buildings and public spaces, coordination among transportation options and land use, and compatibility with the overall vision of the city. Such codes also provide enhanced town planning direction to an applicant and precision for decision-makers, when compared with text-based regulations used in conventional zoning.

### **What are some benefits of the form-based technique?**

- City building is a physical act that involves the artistic shaping of the public spaces. Form-based codes address the form, orientation, and architectural expression of each building to shape public space.
- Form-based codes present land development regulations in a graphic format that is easier to understand.
- Illustrative regulations can be directly applied to architectural drawings for building projects, eliminating a potentially confusing “translation” step from text regulation to architectural drawing.
- Form-based codes ensure a more predictable built result that contributes to the City’s vision.

### **Does the form-based code approach allow more development than the conventional zoning approach?**

No. Form-based codes provide a structured format for place-making. They do not necessarily allow more or less development. Form-based codes are content neutral, as are conventional zoning codes; either approach can be used to increase or decrease intensity.

**Does the proposed Mediterranean Village Form-Based Code allow more development capacity than the current Zoning Code?**

Yes. The proposed Mediterranean Village Form-Based Code allows for the development of a Mediterranean Village project, which is designed to have 4.375 FAR, which exceeds the current FAR limitation of 3.5 outside of the Central Business District.

**Can the proposed “Mediterranean Village” be reviewed and approved with current code provisions?**

No. Many desirable innovative features are not contemplated by the current Code, as described below. Moreover, although the current Code already contains outstanding regulations that encourage quality development, the proposed amendments implement even higher standards for aesthetics, environmental performance and public space.

**What innovative tools are included in the proposed “Mediterranean Village Form-Based Code”, which are not currently found in the Coral Gables Zoning Code?**

- The **Regulating Plan** identifies specific locations for public space and architectural features that enhance urban form.
- **Building Form Standards** allow for specificity of urban form and shaping of public space that is otherwise not possible with text-based regulations.
- The **General Standards** address innovative urban planning techniques that are not otherwise addressed in the Zoning Code, and that work together to incentivize mixed-use, walkable urban development. Some of these techniques include:
  - a. Green building requirements
  - b. Transit improvement requirements
  - c. Innovative parking requirements
    - i. Higher ratios of bicycle parking and support facilities
    - ii. Electrical vehicle charging stations
    - iii. Shared parking reductions based on professionally acceptable methodologies and approved parking operation plans.
- The **Architectural Standards** present regulations that exceed the requirements of the current Zoning Code and can only be explained through graphic, form-based means.

### **Is a form-based code an effective tool for the Mediterranean Village PAD?**

Yes. The proposed option allows a comprehensive reformatting of basic planning ideas (setbacks, maximum height, design standards, etc.) and innovative techniques that are not found in the current Zoning Code (shared parking, green building, active public space, transit contribution, etc.). Thus, the proposed option provides a clear regulatory environment, which comprehensively addresses a broader range of issues, and adds predictability to the review and approval process for a complex mixed-use project.

### **Should form-based planning techniques apply to the whole City?**

Maybe, at the discretion of the Commission. The proposed amendment is designed only for a large scale Planned Area Development, a technique that many cities have adopted and have found to be most beneficial. However, a form-based code may be well suited for the Central Business District and North Ponce Area. On the other hand, established single family neighborhoods may not need or desire any Code changes. That discussion may take place in the future, and does not affect decisions about the currently proposed option.

### **Where else are form-based code techniques used?**

Hundreds of municipalities across the country have adopted form-based codes, in ways calibrated to their specific needs. Form-based codes have been created for many different purposes, including rural conservation, suburban retrofit, and urban infill. Form-based codes come in many different formats, as presented below. Form-based techniques are intended to refine planning and design regulations very precisely, to respond to the policy goals of a community. For additional examples, visit [www.formbasedcodes.org](http://www.formbasedcodes.org).

#### **A. City-wide Mandatory Form-Based Code:**

##### **1. Miami, FL: Miami 21 Zoning Code**

Miami 21 has been a very effective tool to encourage mixed-use, pedestrian-oriented development throughout the City of Miami. Miami 21 is a city-wide, mandatory form-based zoning code that went into effect in the City of Miami in 2010. Miami 21 focused on creating street-oriented buildings with pedestrian amenities and entrances along the sidewalk, and parking in the back. Miami 21 also focused on creating mixed-use, walkable “centers” in strategic places throughout the city, in order to protect existing neighborhoods and encourage growth and investment in a unified and strategic manner.

<http://miami21.org/index.asp>

## **B. Site-Specific, Incentive-Based Form-Based Codes:**

Many municipalities decide to adopt optional form-based overlays or options for particular areas of the city, rather than adopting city-wide regulations. Just a few examples of these types of Form-Based Codes are provided below for discussion:

### **1. Arlington County, VA: Columbia Pike Form-Based Code**

The code was written to encourage redevelopment along a 3.5-mile commercial corridor. Like the proposed Mediterranean Village Form-Based Code, the code is an optional (or parallel) code, with all of the underlying zoning remaining in place, but includes incentives such as expedited review and approvals to encourage its use.

<http://formbasedcodes.org/codes/columbia-pike-code>

### **2. Flagstaff, AZ: Flagstaff Zoning Code**

In 2011 the City of Flagstaff adopted an optional Form-Based Code for its downtown and surrounding historic areas. The code promotes sustainable development consistent with the general plan and, through its form-based elements, fosters transit- and pedestrian-oriented infill redevelopment. The form-based code is an optional (or parallel) code with the underlying zoning remaining in place, but it includes numerous incentives to encourage its use. <http://www.flagstaff.az.gov/index.aspx?nid=1416>

## **C. Planned Area Development-Based Form-Based Code:**

The proposed Mediterranean Village Form-Based Code is an optional form-based code that can be applied only to Planned Area Developments within the specified geographical area. This is a common approach that has been adopted by many municipalities and counties, for both infill development and greenfield development. Each example below uses the form-based technique to implement the community's general vision. The proposed code is calibrated for compatibility with the type and quality of development desired by the City of Coral Gables.

### **1. Sarasota County, FL: Sarasota County Mixed-Use Infill Code**

An overhauled "floating-zone" code was adopted in 2007, which encourages redevelopment of vacant/underutilized parcels to create mixed-use neighborhoods. Developers who want to build under the code must commit to a public workshop process from initial planning stages. The code gives explicit standards for assignment of transect zones and the selection of street and lot types from a pre-approved palette. The county commission approves each regulating plan through a PUD-like rezoning process. <http://formbasedcodes.org/content/uploads/2014/02/sarasota-code.pdf>

## 2. Miami-Dade County, FL: Standard Urban Center District Regulations

The Standard Urban Center District Regulations is a form-based code that provides common regulations for current and future Urban Centers within Miami-Dade County, including Naranja, Goulds, Princeton, Ojus, Perrine, Leisure City, Cutler Ridge, Model City, and North Central. These centers are designated by the county's Comprehensive Plan to develop over time into multi-use districts characterized by high quality urban design. Downtown Kendall and Palmer Lake Metropolitan Urban Centers have their own form-based code regulations.

<http://www.miamidade.gov/zoning/library/reports/standard-urban.pdf>

## 3. St. Lucie County, FL: St. Lucie County: Towns, Villages and Countryside

The code provides explicit standards, including minimum percentages of the land that will remain as "countryside" and assignment of develop-able land into transect zones. Developers must create a regulating plan for each proposed village, identifying specific transect zones while assigning street types and lot types according to prototypes in the code. The county commission approves each regulating plan through a PUD-like rezoning process. <http://formbasedcodes.org/content/uploads/2014/02/st-lucie-tvc-code.pdf>

### **What form of professional input has shaped the proposed Mediterranean Village Form-Based Code?**

The Mediterranean Village Form-Based Code was cooperatively developed by the applicant and City staff. Staff was assisted by special land use counsel Susan Trevarthen and town planning firm Dover, Kohl & Partners, as consultants to the City. Ms. Trevarthen presented the Form-Based Code concept to the City Commission at a workshop in January 2014, and Victor Dover and Ms. Trevarthen presented to the Commission at a second workshop in June 2014. Over the past year, the consultant team has worked collaboratively to create the proposed Form-Based Code document.

- *Susan Trevarthen*, Special Land Use Counsel with Weiss Serota Helfman Cole Bierman & Popok. Ms. Trevarthen has extensive experience in innovative land use and zoning law and handles land use matters on behalf of nearly two dozen South Florida municipalities. She has been recognized as one of the top land use attorneys in the state in publications such as Florida Trend Magazine and Superlawyers, and she has an AV rating (highest attainable) from Martindale Hubbell. She is a Fellow of the American Institute of Certified Planners and is Board Certified in City, County and Local Government Law by The Florida Bar.

- *Victor Dover*, Principal at Dover, Kohl & Partners in Coral Gables. Victor and his partner Joseph Kohl are pioneers in the creation of Form-Based Codes and they are founding members of the Form-Based Codes Institute. Victor is a Fellow of the American Institute of Certified Planners and he served as national chair of the Congress for the New Urbanism (CNU) from 2010 to 2012. He served on the core committee that established the LEED for Neighborhood Development (LEED-ND) standards. He recently coauthored, with John Massengale, the book *Street Design: The Secret to Great Cities and Towns* (Wiley 2014).

The Code has undergone rigorous peer review, including an expert panel review held on November 21, 2014. The expert panel included the following leaders in form-based code writing:

- *Elizabeth Plater-Zyberk*, former dean of the University of Miami School of Architecture; principal at Duany Plater-Zyberk & Company (DPZ). DPZ is a local firm that is internationally recognized as leaders in form-based codes and traditional town planning. They are the authors of hundreds of form-based codes, including Miami 21, the city-wide form-based code for the City of Miami.
- *Charles Bohl*, director of the Graduate Program in Real Estate Development + Urbanism, University of Miami School of Architecture. Dr. Bohl is an internationally-recognized author, professor, and expert on place making, community building and mixed-use development, and has done extensive town planning work in Coral Gables over the last fifteen years.
- *Ana Gelabert-Sanchez*, former Planning Director for the City of Miami; Design Critic in Urban Planning and Design at the Graduate School of Design at Harvard University. Ms. Gelabert-Sanchez was planning director for the City of Miami from 1998 to 2010, where she led the Miami 21 rezoning initiative to make Miami a more sustainable, pedestrian-friendly and better-planned city. Miami was the first major U.S. city to adopt a form-based zoning citywide code. Miami 21 won numerous awards, including the American Planning Association National Planning Excellence Award for Best Practice in 2011.

The expert panel shared past experiences working with form-based codes across the country and internationally, and provided constructive comments to the applicant for consideration. Overall, they commended the applicant, the City staff, and the authors of the form-based code for their high quality of work, and expressed support for the form-based code concept in this part of Coral Gables. Key quotes from the expert panel are below, and the full meeting minutes are attached for reference.

- “Form-based code is that method of regulating development to achieve a specific urban form and creating a predictable public realm by controlling primarily the physical form”

- “Having much more specific documents like this is a kind of guarantee of long-term quality and at the same time they provide a certain degree of flexibility for change over time as well.”
- “Cities are not static and they are constantly evolving. Codes seem to be static and some of the ways that we have been regulating building, both in the private sector development as well as our approach to public spaces, primarily as engineering, perhaps we have been much more concerned by issues of quantity, perhaps much more than quality, and the form-based code takes us into the realm of quality, not just for private development but for public spaces.”
- “The form-based code really imagines the place in which every development effort that is made adds value to the prior or to the next one because they are a coordinated effort and I think that is one of the most important aspects of it, is that there is a picture of public benefit, of increasing benefit for all rather than just focusing on one property at a time, which is really the way codes have been written for a long time. And so they enable individual developers and property owners to understand how they are contributing to the long-term vision of the City.”
- “It’s important to differentiate this particular form-based code from a lot of others... which in those other [codes] the objective was in many cases to create [a clear path for by-right development approval]. So that if an applicant’s project was to merely comply with the new rules, they would not be subject to a discretionary review. That is not the case here...in Coral Gables we have a situation in which this is high-demand real estate and the City can demand the best possible project. And so what happens here is that the City staff and the Development Services Director and Commission hold really important controlling authority over key project specifics and the final approval... This is more of a curatorial approach to the composition of the City, to the great ongoing artwork that is the City.”
- “[The regulating plan] says ‘shopfront’ but it doesn’t mean that there are going to be retail stores along every square foot of that frontage. The whole point of the form-based code is its flexibility in use. So it is a frontage condition that is appropriate to that street [but allows for other uses such as restaurants, personal services, and lobbies.]”
- “This is a long overdue new take on the parking standards for downtown... they are some of the highest in South Florida. We have done work for the BID [Coral Gables Business Improvement District] that also proposed shared parking standards and there is work to be done in other parts of the code, but I think this is a particularly opportunistic place in the city to try this out on because the developer is not going to under park their project... so it’s a good real-world marked-based test of the stomach for shared parking reform from that perspective. And then I think it could be eventually a standard for other parts of the City.”

- “I think the Mediterranean architectural standards are remarkable because they are such a useful guide, as someone who has been attempting to produce building facades using the historical prototypes. I think that just showing what a rich background there is in the City and how one can learn from it, including all the regulating lines you are showing, the proportions, the symmetries, and the great examples. This would be useful to everyone in the City.”
- “So here it is [Mediterranean architectural standards] illustrated and I think this is really at least a 2.0 version for the Mediterranean ordinance and I think it gives a whole better opportunity to produce much better Mediterranean architecture.”



Page 1

1 IN RE: PEER REVIEW MEETING ON AGAVE PONCE  
2  
3  
4  
5 TRANSCRIPT OF THE PROCEEDINGS  
6  
7  
8  
9 The above-entitled cause came on for hearing  
10 before the Peer Review Committee of the City of Coral  
11 Gables at 405 Biltmore Way, Coral Gables, Florida.  
12  
13  
14  
15 Friday, November 21, 2014  
16 City Commission Chamber  
17 405 Biltmore Way  
18 Coral Gables, Florida  
19 2:20 p.m. - 4:58 p.m.  
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22  
23  
24  
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1 APPEARANCES:  
2 BOARD MEMBERS:  
3 MR. CHARLES BOHL  
4 MS. ELIZABETH PLATER-ZYBERK  
5 MS. ANA GELABERT-SANCHEZ  
6 ALSO PRESENT:  
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ALSO PRESENT:  
MR. VICTOR DOWER, CITY PLANNER  
MS. JENNIFER GARCIA, CITY PLANNER  
MS. MEGAN MCLAUGHLIN, CITY PLANNER  
MR. JOSH BAILEY, RIKL ARCHITECT  
MR. DAN FREED, RIKL Architect  
MR. ENRIQUE LOPEZ

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1 P R O C E E D I N G S  
2 (Thereupon, at 2:20 p.m., the following  
3 proceedings commenced:)  
4 MR. TRIAS: Okay. Well, thank you very  
5 much. My name is Ramon Trias. I am the Director  
6 of Planning and Zoning for the City of Coral  
7 Gables and thank you very much for joining us  
8 today.  
9 We are going to have an expert panel that  
10 is going to critique the proposed code changes for  
11 the project that is known as the Mediterranean  
12 Village.  
13 As many people know, that project is a very  
14 large mixed-use project that requires significant  
15 policy decisions be made by the Commission at some  
16 future time and this is one of the opportunities  
17 that we have to gather public input and also  
18 gather basically opinions and views from experts  
19 that are among the best people in the field by far  
20 in the country that deal with form-based codes.  
21 We have invited a panel that is chaired by  
22 Elizabeth Plater-Zyberk who is an architect and is  
23 a former Dean of the School of Architecture and is  
24 a foremost expert on form-based codes for many,  
25 many years. Well, a few years anyway.

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1 MS. PLATER-ZYBERK: Thank you.  
2 MR. TRIAS: She has certainly been the top  
3 authority in America on the topic.  
4 We also have Chuck Bohl, a professor from  
5 the school of Architecture, also a national expert  
6 on codes and redevelopment and who has consulted  
7 by way of the bid at different times here in Coral  
8 Gables.  
9 And we have Ana Gelabert-Sanchez that was  
10 the Planning Director in the City of Miami when  
11 they went through the development and adoption of  
12 their own form-based code, which as many people  
13 know was a real breakthrough in terms of codes in  
14 America, and I think her experience will be very  
15 good to give us some idea about the benefits and  
16 the challenges that one has when one decides to  
17 adopt this type of regulation for projects this  
18 size in a community like ours.  
19 We will have several people speak. After I  
20 get done, Susan Trevarthen who is an attorney and  
21 is a consultant for the City will remind us of the  
22 different meetings that we have had so far to  
23 gather public input and to explain the project to  
24 anybody who has had any interest in the project  
25 and Susan will describe that and tell us what was

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1 learned and the way that the projects were  
2 modified.  
3 And then we have Victor Dover who is the  
4 consultant who has prepared the code. He has been  
5 contracted by the City. His time has been paid by  
6 the developers. So it has been at the cost of the  
7 developer in this project.  
8 And again, Victor Dover and his firm Dover  
9 Cole is a nationally known expert on codes. They  
10 have done codes all over America and I think from  
11 my perspective we could not have a better panel to  
12 give us advice to allow us to make the right  
13 decision.  
14 So without further ado I will ask Susan to  
15 give us some description of what I have said so  
16 far.  
17 MS. TREVARTHEN: Thank you, Ramon, for that  
18 introduction.  
19 For the benefit of everyone in the room,  
20 what we are talking about is the area bounded by  
21 Ponce de Leon on the west, Sevilla on the north,  
22 Galiano on the east, and Malaga on the south and a  
23 different way of approaching the regulation in  
24 that area than we do in any other part of the City  
25 of Coral Gables.

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1 This idea has arisen and been developed  
2 over a series of multiple, multiple meetings and  
3 efforts both individually with the applicant as  
4 well as in the public and the first time that the  
5 City Commission looked at this was back in January  
6 when we had a workshop and we presented the  
7 concepts of form-based regulation to the  
8 Commission.  
9 They were very favorable in their response.  
10 They wanted to learn more about it and see the  
11 idea move forward.  
12 The project and the staff worked closely  
13 together over the following months. We came back  
14 to the Commission in June for further input and  
15 showed refinement in the design of the project and  
16 additional information on form-based coding at  
17 that point.  
18 We had Victor on board and he presented  
19 some of his initial thoughts on the project.  
20 The project then went through the Board of  
21 Architects preliminary approval process. They had  
22 a public hearing review of the project back in  
23 August and then just recently in, I think it was  
24 early in November or late October, they had a  
25 second meeting at which they granted their

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1 preliminary approval.  
2 They will be coming back for the final  
3 approval as they do with other projects at the  
4 time of the building permit, but that was a  
5 constructive process where the board brought  
6 insights that were integrated into the project and  
7 it was made better as a result of their input.  
8 In between Liz Plater-Zyberk led a  
9 different panel of architectural experts including  
10 an expert in, quote, "historical architecture," an  
11 expert in retail bids as well as Marian Casado  
12 (phonetics) on the residential components and we  
13 had a half day design panel that also resulted in  
14 a number of very favorable suggestions that we are  
15 integrating into the project and that are  
16 reflected in the design as it exists today.  
17 So that brings us to where we are today,  
18 which is the second design review plan panel and  
19 the purpose of today is to look at the actual  
20 regulations themselves, the legislative decision  
21 that will be made by the City Commission of Coral  
22 Gables to modify its zoning code to create this  
23 option within the Klein Bury Development District  
24 (phonetics) to have in this geographic area a  
25 form-based code approach rather than the

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1 traditional Florida related ratio derivative  
2 approach to planning the intensity and the rest of  
3 the development.  
4 So that's how we got to where we are. We  
5 are all here to answer your questions and with  
6 this I will turn it over to Victor for his  
7 presentation. Thank you.  
8 MR. DOVER: Thank you, Susan. Hi,  
9 everybody.  
10 I am going to do a very basic introduction  
11 to form-based codes which is important for the  
12 record and hopefully it will give people who are  
13 wondering what this is all about a chance to open  
14 it up and understand the concept first and then in  
15 part two I will show how we apply those concepts  
16 to the proposed code that we will be looking at in  
17 draft form.  
18 Okay. The first question is: What do we  
19 mean by form-based coding?  
20 Is it different from zoning? Is it  
21 different from something else?  
22 The fundamental idea is this. The land  
23 development regulations are organized around the  
24 physical development intent in any given place as  
25 opposed to being organized around the principal

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1 land use in that place.  
2 This means that it is better to tap into  
3 the modern requirements of mixed-use places. It  
4 does a better job of taking into account the fact  
5 that the land uses, activities inside a building,  
6 may change many times during that building's  
7 lifetime.  
8 It also takes into account factors that  
9 address that given street corner or public space  
10 that will last a lot longer than the building,  
11 that house, or that ever changing land use in that  
12 area.  
13 It's a way to change the land development  
14 regulations to improve with certainty.  
15 I will give you some examples about it, but  
16 just to contrast form-based coding with the  
17 conventional alternative, as you know most of the  
18 time conventional land development regulations are  
19 organized around the use. So we have big color  
20 coded blocks. We have yellow blocks for  
21 residential and orange blocks for multi-family and  
22 red blocks for commercial; we have blue-grey  
23 blocks for industrial and so on, with the idea  
24 being that the local government regulates the land  
25 uses inside each of those areas by activity and

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1 says, Keep those activities apart from one another  
2 so as to minimize their impact on one another.  
3 And then within those areas we have  
4 gradations in terms of the density and intensity,  
5 things that are measured in the residential or in  
6 nonresidential situations by ratios.  
7 So what's wrong with that? Well, first the  
8 change over time as I mentioned in the beginning.  
9 It doesn't do a great job in taking into account  
10 the fact that real cities evolve according to the  
11 needs of the market and the population over time;  
12 and those blocks do not tell us much about how the  
13 outcome is supposed to be.  
14 So we cannot tell, for example, whether a  
15 part of the map is going to be designed as a place  
16 where people want to live or not. We cannot tell  
17 whether a bright red block on the map is designed  
18 as a place where people want to go and enjoy a  
19 meal or buy something, or not and that's because  
20 the extractions per acre, for an area the ratio  
21 for intensity, means that there is nonflexibility  
22 implied in terms of how a design will actually  
23 fall on the ground.  
24 So what it attempts to do is regulate very  
25 tightly that thing in a modern sense that is

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1 incidental since most of the uses that get mixed  
2 in a place like Coral Gables Mediterranean Village  
3 will be good neighbors with one another. It does  
4 a poor job of dealing with that.  
5 And it gets very, very strict in terms of  
6 trying to minimize those impacts, one thing upon  
7 another to the detriment of the quality of the  
8 public space.  
9 The setbacks, for example, meaning there is  
10 a line drawn on the lot that says that the  
11 building has to be behind this line.  
12 Behind this line somewhere, it could be  
13 wherever you want, is the implication of that  
14 rule, which means we have no way of organizing or  
15 predicting the shape of the public space between  
16 these buildings that are situated wherever they  
17 may be as much of the less satisfactory and less  
18 beloved parts of Coral Gables built in the middle  
19 of the 20th century show.  
20 Sometimes that means the builder presume  
21 you can park down the street for an apartment  
22 complex or for a commercial space.  
23 Whereas in form-based code we do away with  
24 that requirement for the setback and we replace it  
25 with something, which says the front of your

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1 building has to be in this place because that is  
2 where we need that building to shape the public  
3 space in this way.  
4 An example on the screen is the same thing  
5 as the Florida area ratio. The two examples on  
6 the right and left are the same for Florida area  
7 ratio, but they are different in terms of their  
8 relationship to the street and their relationship  
9 to their surroundings.  
10 And that kind of guessing game induces,  
11 even though there is strict regulation, it induces  
12 a lot of uncertainty into real estate investment  
13 and produces a mixed result at best for the  
14 quality of life.  
15 So why would we bother changing that? Let  
16 me see if I can make that more clear. Here is a  
17 sketch a few years old now where it illustrates  
18 the street where the buildings are rather intense  
19 and they have substantial amounts of parking and  
20 as happens when the real estate is valuable, it  
21 becomes scarce and it swells to the limits under  
22 the rules.  
23 On the other hand, the form-based code  
24 predicts what that street should look like when it  
25 grows up, where we can actually specify much, much

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1 more about things like where the parking goes and  
2 how it is screened from view from the street or by  
3 the space or where the doors and windows will go.  
4 Just to backup, the one that was simply  
5 regulated by high setbacks in Florida ratios, a  
6 blank wall facing the street.  
7 The one regulated by the form-based code  
8 has a requirement for the doors and windows of  
9 storefronts have balconies and indications of  
10 human occupancy facing the street.  
11 And instead of just guessing about the  
12 relationship of one building to another, the one  
13 in this example prescribes a pedestal or podium  
14 level, probable heights and has prescribed the  
15 setback in the building to be taller than that.  
16 So instead of a random mix of buildings  
17 that have setbacks sometimes and not others, you  
18 are getting something where the buildings all  
19 vary. So that's the kind of thing that you can do  
20 with form-based codes that you cannot do with  
21 conventional.  
22 The form-based codes institute, which we  
23 were in, trains people on how to use this  
24 technique and has set forward a lot of best  
25 practices about how to do this.

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1 And FDCI's definition of a form-based code  
2 is actually worth looking at.  
3 Form-based code is that method of  
4 regulating development to achieve a specific urban  
5 form, created and predictable public realm by  
6 controlling primarily the physical form, and the  
7 land uses secondarily through adopted regulations.  
8 The significant thing there is that use and  
9 density are still in the mix. They are still a  
10 part of what is regulated.  
11 They just aren't the organizing principle  
12 around which the code is designed.  
13 They think these three things are  
14 important: The form; the use, density, intensity;  
15 and management. They are all terribly important  
16 to a successful city place.  
17 In conventional codes, use and density take  
18 on primary importance and get most of the  
19 attention and they are usually the first thing  
20 that a would-be investor, a potential buyer of a  
21 property or a developer would look at.  
22 And form, while regulated in there through  
23 things like setbacks and height limitations, is  
24 really of tertiary importance.  
25 In form-based code we turn that around. We

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1 still regulate use, density, intensity. We still  
2 comment on the appropriate day-to-day management  
3 of the place, but form gets the bigger place.  
4 So these are great slides. Pardon me.  
5 An example diagram of form-based code,  
6 again to specify things like where the building  
7 goes on this lot and how there is, for example, in  
8 the case of a high-rise any kind of prescribed  
9 setback where that goes, at what level it occurs.  
10 Form-based codes are used on a lot of other  
11 scales as well. The scale of a mainstream  
12 building or individual townhouse, not just the  
13 tall ones.  
14 Typically form-based codes even go further  
15 to deal with the special features that cause the  
16 building of a strict relationship with work, like  
17 appurtenances and encroachments, especially if  
18 there are lower levels that provide for shade on  
19 storefronts or protection.  
20 A great many communities have used this  
21 technique not just in recent decades, but it's  
22 been revived after hundreds of years.  
23 One key concept in the way we organize the  
24 form-based code is we come to understand that  
25 unlike those big vague blocks, with the form-based

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1 code we really want to know where we are and then  
2 adjust the regulations accordingly.  
3 So know where you are. The form-based code  
4 says, Know where you are and plan the master plan  
5 of the neighborhood and build that way.  
6 So what that ends up meaning is that the  
7 ground of building the street relationship changes  
8 as you step up from rural to urban and as we go  
9 into the center of town and into the bright center  
10 of the metropolis, the buildings become taller,  
11 more attached, more mixed. They tend to occupy  
12 more of the lot and the relationship with building  
13 the street just along with the street design  
14 itself.  
15 Quick examples. You probably know the  
16 local example used in the now 15-year-old Downtown  
17 Kendall, Urban Kendall District, which has a map  
18 and it specifies each of the new streets and  
19 existing streets and says what type of streets to  
20 be created there.  
21 And this color-coded map there, you parcel  
22 by parcel know where you are, and then you read  
23 the rules to determine the building form.  
24 So actually that has been implemented with  
25 varying success in parts of Downtown Kendall and

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1 you can see it when you compare the map to the  
2 golf clubs.  
3 Another example is along the corridor in  
4 Northern Virginia, where they were going through  
5 the process of molting. They are in suburban  
6 form.  
7 This is the old cross-over supermarket  
8 backing up to the street. Now, there are few  
9 rules for the mixed-use small three-story  
10 buildings. They are good rules with new rules to  
11 follow.  
12 Usually form-based codes begin with a map  
13 of what the place is supposed to be like when it  
14 grows up.  
15 In the case of the Mediterranean Village  
16 for Coral Gables, the extensive design work that  
17 the developers and the architects have done  
18 informs the code.  
19 In the same way in a hypothetical buildout,  
20 the form informs the regulating plan.  
21 Then you dig into the document and street  
22 by street you find a different set of rules.  
23 In another local example, you probably know  
24 Downtown South Miami went through a process of  
25 revitalization.

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1 Also the parks are built around a new set  
2 of rules and that was partly to deal with the very  
3 long-range, 100-year plan for what the place  
4 should look like when it grows up and it affected  
5 new buildings and it also affected a great many  
6 renovations like this one.  
7 This is before and this is after. This one  
8 is before, and after.  
9 And it has a map of street types of the one  
10 I showed you from Downtown Kendall. One we will  
11 see for the Gables.  
12 Their pictures and posters, strict code,  
13 passed all the rules street by street.  
14 And the diagrams in the form-based code  
15 work much like the key or legend to a map and  
16 explain the connection between the rules and the  
17 graphics.  
18 And the buildings in South Miami were made  
19 following that code.  
20 It should be said that the South Miami code  
21 is pretty loose. It's agnostic about  
22 architectural style, for example, which certainly  
23 the Mediterranean Village as you can see is not.  
24 So let's talk about that.  
25 These are the rough table of contents of

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1 the code. It starts at the front end with an  
2 explanation of how to use it and it ends with  
3 things that apply to all of the characters in  
4 between.  
5 This is the specific standards that apply  
6 in the immediate place. That front end  
7 administration has the things that you would  
8 expect to see there about how to apply, but the  
9 most important in what you have to submit, but the  
10 most important component is Part F, I think in  
11 that table, anyway.  
12 I think the numbers might have changed a  
13 little bit.  
14 That says how to use this section. This is  
15 where we describe to the applicant. First you  
16 look at the map and determine what street type the  
17 land is adjacent to and then they turn to the  
18 portion of the code about that street type to read  
19 the rules under which they have to do their design  
20 for that particular building.  
21 So here is the section on plans.  
22 Part 2 first describes two important maps;  
23 one called the street types plan and the second  
24 called the regulating plan.  
25 The street types plan is like the ones you

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1 saw for Downtown South Miami or it acknowledges  
2 where you are and build that way, go that way.  
3 So Ponce de Leon Boulevard, for example,  
4 has a different set of rules culled out by the  
5 dark purple or dark blue-grey on the map from, for  
6 example, Palermo, for Coconut Grove Drive; and a  
7 different set of rules applies on Galiano.  
8 The second plan is the one that specifies  
9 on the map in key ideas like where here is to be  
10 continuous shop or retail frontage.  
11 Those two lines are indicated there where  
12 there is a special feature that helps in the  
13 composition of the city scene; places in terms of  
14 a vista or architectural treatment in a given  
15 place. Those are culled out on the map.  
16 Certain frontages are required to have an  
17 arcade. Others find it is merely recommended  
18 there.  
19 Okay. You get to the next part of the  
20 code, the building form standard. First you  
21 summarize. SO all of the numbers are on that  
22 chart and then the first street called Signature  
23 is also Ponce de Leon Boulevard.  
24 The next called Plaza is a special public  
25 space, a shared place, where Ponce de Leon meets

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1 the place they describe.  
2 Then we have the downtown street type.  
3 Under each, first there is a section on  
4 heights and architectural appurtenances. Then  
5 street dimensions and lastly building dimensions.  
6 The next section, what I just showed you in  
7 the summary chart is actually explained much more  
8 graphically. Here the dimensions are on the  
9 drawing itself.  
10 You can find, for example, "Build two line  
11 section in plan."  
12 In the building standards street by street  
13 we also deal with the fundamentals, not the tiny  
14 details but the fundamentals of the essential  
15 street type and the street design.  
16 Here is the one for the townhouse street.  
17 Just as an example, where the Signature Street  
18 dealt with the very tall building, the townhouse  
19 street deals with the lower scale where it meets  
20 the Presidential.  
21 Am I oversimplifying?  
22 Then there is a section, both written and  
23 graphic, general standards that apply to all  
24 sites. This has requirements, basic requirements  
25 for eligibility. There are the requirements for

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1 density in order to be consistent with the City's  
2 conference of plan.  
3 And then how the Mediterranean bonus  
4 concept is applied here, differently than in the  
5 rest of the downtown section.  
6 Mediterranean amenities. Where vehicular  
7 access is to occur.  
8 There is a special section on a Pure  
9 feature of this project, which is the bridges over  
10 public rights-of-way, and another special  
11 requirement for activated rooftops, basically  
12 allowing for rooftop gardens in public space to  
13 help achieve a minimum obligations in that regard  
14 that apply to this development.  
15 The last section, Section 5, is on  
16 architectural standards. Just a brief statement  
17 of intent in the beginning and then a primer on  
18 Mediterranean architecture.  
19 This is created using a series of newly  
20 drawn and historic drawings that are explicated to  
21 basically put forward what the basic requirements  
22 of this architectural form language are and it  
23 deals with proportion, it deals with the  
24 fundamental building components one by one, and  
25 with materials.

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1 These are example pages from the  
2 architectural standards showing, for example,  
3 arcades and loges or columns and railings.  
4 At the very end is a set of custom  
5 definitions. So the terms we use in this  
6 form-based code might be used differently here  
7 than elsewhere in the City's land use regulations  
8 or in common parlance and are defined for the  
9 purposes of this code.  
10 Just one page, not that many of them. In  
11 every case where it seemed appropriate, we stuck  
12 with the definition that the City of Coral Gables  
13 applies.  
14 So that is the summary of what we have got  
15 so far and I turn it back to Ramon.  
16 Ramon, you can turn back to any page and I  
17 have a copy of the code on the screen.  
18 MR. TRIAS: Thank you very much.  
19 For all of you who have not had a chance to  
20 see it, there is a document that is the draft code  
21 that the panel will be reacting to.  
22 And just to summarize in a couple of  
23 seconds what are some of the advantages of this  
24 document is that even though Coral Gables has an  
25 excellent zoning code, outstanding in its content

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1 and it has created many wonderful buildings, this  
2 code has some additional requirements that I think  
3 would make the code much more effective and much  
4 better as it applies to this project, such as a  
5 regulating plan, such as building form standards,  
6 such as the general standards that Victor was  
7 talking about, which included shared parking. It  
8 includes green building requirements.  
9 None of that is in the current code.  
10 And finally, the architectural standards  
11 that are in the current code are based on the  
12 requirements of the existing code.  
13 However, in this document they are  
14 explained finally with proper graphics and useful  
15 information.  
16 So I will let you lead the discussion from  
17 now on and you are the chair and any way you want  
18 to do it, that's okay with us.  
19 And, Victor, will be able to respond to  
20 questions and we are all here.  
21 At some point if there is any need for  
22 public opinion, at your discretion you may allow  
23 it.  
24 MR. DOVER: Jennifer Garcia, who worked  
25 very hard on this, is also present and there are

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1 probably some revisions that I have missed that  
2 she knows about. So I will also relying on her to  
3 help with answering questions.  
4 MS. PLATER-ZYBERK: Thank you. Thank you,  
5 Victor, and thank you, Ramon.  
6 That was, I think, an excellent explanation  
7 of what I found to be an excellent document and I  
8 understand that our role is to explicate it  
9 further, critique it, ask questions that others  
10 might ask as well in the future about specific  
11 aspects of it or its use.  
12 And I would start with one question myself,  
13 which is probably a question for Ramon.  
14 As I am, of the three of us on the dais  
15 today, I am the one who has seen the project to  
16 some degree in detail before this.  
17 Do you want us to be referring to it as  
18 well as just as a code by itself?  
19 MR. TRIAS: Yes, you should. You should  
20 refer to the project.  
21 It's going to be reviewed as a process at  
22 the same time as the code review. So that would  
23 be very helpful.  
24 MS. PLATER-ZYBERK: And so one thing that  
25 we might start out with is just a few comments

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1 about why one would go to the length of developing  
2 the whole project to be to the degree of design as  
3 we see it in these kinds of drawings before us as  
4 well as the additional regulations to speak  
5 specifically to this part of the city.  
6 And I would point out a few things. One  
7 particularly important one might be that projects  
8 evolve overtime, owners evolve; and what may  
9 initially be presented as an intention of both  
10 intensity and form, how dense something is, what  
11 its uses are, and what it will look like change  
12 drastically over time within the kind of typical  
13 zoning regulations that typically set them forth.  
14 So having much more specific documents like  
15 this is a kind of guaranty of long-term quality at  
16 the same time that I think, as Victor pointed out,  
17 they provide a certain degree of flexibility for  
18 change over time as well.  
19 So although, Victor, you did a very  
20 thorough explanation of form-based codes and this  
21 one, I thought I might add a few comments to that  
22 just to round out the picture, the bigger picture.  
23 And so I would start out by saying that in  
24 the manner that I just illustrated, cities are not  
25 static and they are constantly evolving.

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1 Codes seem to be static and some of the  
2 ways that we have been regulating building, both  
3 in the private sector development as well as our  
4 approach to public spaces, primarily as  
5 engineering, perhaps we have been much concerned  
6 by issues of quantity, perhaps much more than  
7 quality, and the form-based code takes us -  
8 although as you pointed out accommodates quantity  
9 issues - and takes us into the realm of quality,  
10 not just for the private development but for  
11 public spaces.  
12 So as we reach the limits in our part of  
13 the world, sometimes it seems we are reaching the  
14 limits of road capacity, we want to make walking  
15 places, places that are walking friendly, transit  
16 friendly, that encourage people to use other modes  
17 to get out of their cars and that requires quality  
18 of placement.  
19 The FAR codes or most of the codes that are  
20 in place, let's say since World War II, FAR is a  
21 20th century, mid 20th century invention, are  
22 quantity predictable and they have brought us to  
23 where many cities are today, which is developing  
24 largely open land or downtowns that were not fully  
25 developed.

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1 And the form-based codes bring us to a  
2 point of or the goals of quality where the prior  
3 codes were kind of hit or miss, unpredictable, and  
4 generally did not or do not - many of them are in  
5 place - deal with coordinating individual efforts  
6 of development.  
7 The form-based code really images the place  
8 in which every development effort that is made  
9 adds value to the prior or to the next one because  
10 they are a coordinated effort and I think that is  
11 one of the most important aspects of it, is that  
12 there is a picture of public benefit, of  
13 increasing benefit for all rather than just  
14 focusing on one property at a time, which is  
15 really the way codes have been written for a long  
16 time.  
17 And so they enable individual developers  
18 and property owners to understand how they are  
19 contributing to the long-term vision of the City.  
20 Something that Coral Gables has had since  
21 its beginnings is a long-term vision, but may not  
22 have been quite as specific about its downtown.  
23 Now, interestingly enough, I believe some  
24 of the early height limits in the City were  
25 dealing with the width of the road or the street

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1 in front and so I would propose that this kind of  
2 effort builds on the historical beginnings even  
3 though perhaps they could not envision the density  
4 that we have today.  
5 And that brings me to another point, which  
6 I described in the introduction I wrote for the  
7 first book that describes form-based codes, the  
8 book by Dan and Karen Gurlick (phonetics); that  
9 there are essentially even in the youth of these  
10 codes, because in our time they are fairly new,  
11 two types. There are the form-based codes that  
12 are street based and those that are building-type  
13 based.  
14 And ultimately a good form-based code will  
15 deal with both issues, but it may take its  
16 initiating cue based on whether the regulations  
17 are reacting to the street as Victor primarily has  
18 shown in Downtown Kendall and as this code, I  
19 think, was initiated and secondarily to building  
20 type.  
21 Miami 21, which Ana and I worked on, both  
22 grew out of building type concerns, which had more  
23 to do with the underlying building code of that  
24 city and in the end they do relate to the public  
25 spaces of the streets.

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1 So this is just a way of adding background  
2 to Victor's basic "intro" and I hope it doesn't  
3 just add to the confusion.  
4 MR. TRIAS: Thank you, Liz.  
5 Let me ask a question and try to help a  
6 little bit perhaps. Can you give us an idea of  
7 how this particular code would compare to the way  
8 Miami 21 was developed; the similarities, the  
9 differences, the challenges.  
10 And maybe Ana could also help with that.  
11 MS. PLATER-ZYBERK: Do you want to start  
12 with it?  
13 MS. GELABERT-SANCHEZ: Yes.  
14 MS. PLATER-ZYBERK: Well, that was the  
15 beginning, to talk about the difference, which is  
16 that Miami 21 is based on the smart code, which is  
17 a template for form-based coding, which was  
18 developed by members of the Congress of the New  
19 Urbanism and other organizations in recent years  
20 and it really does deal with categories of  
21 intensity or density.  
22 Using the projection that Victor showed  
23 you, it branches from more rural or let's say less  
24 dense in Miami to more dense and it takes some of  
25 the aspects of the old code into that range

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1 according to what kind of buildings would be  
2 built, whether buildings are freestanding like  
3 single-family houses or duplexes, or whether they  
4 are partly walled buildings like townhouses or  
5 even high-rise buildings without setbacks in  
6 Downtown Miami.  
7 So it's really building-type based and that  
8 is the main. Of course, it covers the whole city.  
9 It doesn't have the kind of specificity that you  
10 do on this site, where you really can delineate  
11 the different types of street that your regulating  
12 plan does.  
13 But Ana might add to that.  
14 MS. GELABERT-SANCHEZ: I guess building on  
15 what Liz said, I am excited as a planner and as a  
16 resident of the City of Coral Gables that you have  
17 moved to taking this step to a form-based code.  
18 Clearly, working on Miami I think for many  
19 years we have strived to get the walkable city  
20 that we all envision and I am a firm believer that  
21 the form-based code is the mechanism that allows  
22 us to do that and yet provide flexibility on the  
23 development program.  
24 In Miami it was for the whole city. So  
25 like Liz said, it probably was not able to

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1 regulate it as, Victor, you have done in yours; I  
2 mean that you have been able to put.  
3 But I think what we have been able to do,  
4 which was a challenge, but something that was a  
5 step for Miami, it was because it was for the  
6 whole city that we were able from form-based code  
7 to create those types of uses of the transit that  
8 Victor described.  
9 So I support it and I am excited in seeing  
10 that it is coming to Coral Gables.  
11 I do have some questions and I am not sure  
12 what would be the way. As I am looking at the  
13 program, there is one thing that is mentioned and  
14 that is the renderings may change because the  
15 project may change.  
16 Is the code the one that will maintain the  
17 guidelines if the project changes; that the  
18 architect will come back or the City will have  
19 review of the documents, correct?  
20 MR. TRIAS: The code clearly has very  
21 strict requirements in terms of the quality of the  
22 architecture, the type of buildings, the location  
23 of buildings, et cetera, et cetera.  
24 What has changed in the project every time  
25 that there has been a public meeting is that the

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1 very good suggestions that have been proposed have  
2 been incorporated and, for example, the bulk of  
3 the project has been reduced somewhat.  
4 Some of the locations of certain building  
5 zones have been moved, et cetera.  
6 However, it's opened within the envelope of  
7 the form-based code and I think that the  
8 form-based code has a very good regulating plan  
9 that deals with the streets, the street types, but  
10 also it has the building form standards that are  
11 seen here in this illustration that are very, very  
12 detailed.  
13 So from that point of view, I think that  
14 what you see is very much what the code requires  
15 and something else will not be allowed.  
16 So it's very clear that whenever the  
17 Commission decides to consider this project, they  
18 know that that is what they are looking at; that  
19 nothing very different is going to be proposed.  
20 MR. DOVER: I will add to that. It's  
21 important to differentiate this particular  
22 form-based code from a lot of others that we have  
23 done, which in those other projects the objective  
24 was in many cases to create crystal clear as a  
25 bright path to production.

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1 So that if an applicant's project was to  
2 merely comply with the new rules, they would not  
3 have to be subject to a discretionary review.  
4 That is not the case here. That is a very  
5 appropriate move in reform to put in place where  
6 there is limited development pressuring and where  
7 there are clinical sites and not merely  
8 development.  
9 And in Coral Gables we have a situation in  
10 which this is high-demand real estate and the City  
11 can demand the best possible project.  
12 And so what happens here is that the City  
13 staff and the Development Services Director in  
14 particular heads the Commission and holds really  
15 important controlling authority over key project  
16 specifics and the final approval.  
17 So this is not a case where we are feeding  
18 a dying patient adrenaline and trying to wake him  
19 up. It is not that.  
20 But this is more of a curatorial approach  
21 to the composition of the City, to the great  
22 ongoing artwork that is the City.  
23 And here, because it's a site of incredibly  
24 high importance, the City is not doing this just  
25 so it can turn a key, let go, and walk away from

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1 discretionary view.  
2 It's holding onto those controls.  
3 And so why do this? Because this provides  
4 the instruction manual for that review.  
5 MR. TRIAS: Very few cities can propose  
6 architectural regulations at this level based on  
7 local examples from the history of the place, very  
8 few; and this one is one of those very few.  
9 In fact, the current code has all of that  
10 already in it. So it's not like it's a new idea.  
11 And, in fact, the form-based code has many  
12 form-based code notions in it. What this is is  
13 just an improvement of those ideas that are very  
14 good and hopefully of the highest level. I mean  
15 the aspirations are the very best form-based code  
16 for the best projects.  
17 MR. DOVER: We are not saying that the City  
18 will approve a project it doesn't really like and  
19 then say, "It's not my fault. The code made me do  
20 it."  
21 That is not what is going to happen.  
22 This remains a very strict application by  
23 application review.  
24 MS. GELABERT-SANCHEZ: Like I said, I am  
25 the biggest proponent of form-based codes and so

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1 the question is more to make sure that it happens  
2 and it continues.  
3 MR. DOVER: Good question.  
4 MS. GELABERT-SANCHEZ: So those are the  
5 questions.  
6 In looking at it, I looked at the  
7 regulating plan and then the question I had was  
8 again to follow up on the presentation and the  
9 desires to taking the step to form-based codes and  
10 having you draft them is: Why?  
11 In Cutler Road Drive and Palermo, it seems  
12 that it doesn't have the same. It doesn't say  
13 shop frontage. So I think that would be one.  
14 And my question is, I guess, to the  
15 requirement of the commercial, which I see in the  
16 plan which I think is great, but I am kind of  
17 going back to the regulations and would that be  
18 something that the development service director,  
19 planning director would have the authority to say,  
20 "This is a requirement"; that the use of the  
21 ground level be commercial, of having the space as  
22 we did. So that was one question I had.  
23 MR. DOVER: I can speak to the intent  
24 behind the draft and I think Ramon might add how  
25 he sees it unfolding should a different idea

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1 emerge inside or outside of City Hall.  
2 MS. PLATER-ZYBERK: We've heard you. So  
3 let's say that we take the moment now to address  
4 the plan in that manner and then we will move on  
5 to the other sections later.  
6 MR. DOVER: Sure.  
7 MS. PLATER-ZYBERK: So we have begun by  
8 looking at the plan.  
9 MR. DOVER: Okay. The idea that the  
10 storefront retail requirement is in some places  
11 but not others, first doesn't mean you can't have  
12 storefront in the other places. It just means it  
13 is not required. That is the first one.  
14 And the thought was that these are the  
15 places, the Signature Street and the plaza are the  
16 public spaces which will rely for their success  
17 most on continuous storefronts.  
18 So it's not to prevent it from happening in  
19 other locations that are shown as options.  
20 It did seem important to keep a continuous  
21 retail frontage theme along the high street and  
22 the plaza to avoid long gaps between doors or long  
23 gaps between transparent sides and to encourage  
24 more permeable interaction between the sidewalk  
25 space and having the space on the ground floor.

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1 So this relates to another thing here.  
2 There is permission here for second floor retail  
3 if the architect feels that is something that they  
4 would be contemplating.  
5 It is highly unusual. It doesn't always  
6 work out in the way it is intended as we know.  
7 It does work sometimes in some situations.  
8 It doesn't work every time.  
9 So here we are allowing it, but we are not  
10 requiring it.  
11 MS. PLATER-ZYBERK: But let me follow up on  
12 that because I think what you are pointing out is  
13 that there are probably streets such as Galiano,  
14 the street that faces the residential neighborhood  
15 where you would not invite shopfronts.  
16 MR. DOVER: Right.  
17 MS. PLATER-ZYBERK: So there may be a  
18 shopfront optional that should be here.  
19 If you are saying that there are places on  
20 -- well, if Coconut Grove and Palermo could have  
21 shops, that is not clear.  
22 MR. TRIAS: Okay.  
23 MS. PLATER-ZYBERK: Right now it's on or  
24 off and maybe there is ---  
25 MR. TRIAS: Right now the requirement is

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1 this black line right here and that is what you  
2 are saying; that maybe it should be a little bit  
3 more.  
4 MS. PLATER-ZYBERK: Right.  
5 MR. TRIAS: Right.  
6 MS. PLATER-ZYBERK: And if you don't want  
7 to require it for various reasons because we are  
8 always being accused of asking for too much retail  
9 at the ground level, at least it's optional and  
10 it's clear that where it doesn't show, it's not  
11 going to happen.  
12 MR. TRIAS: Yes. Where it doesn't belong  
13 is on Galiano because that is a residential area  
14 and that's where they are proposing the townhome.  
15 So that to me is a clear distinction, but the  
16 other one is a little ---  
17 MS. GELABERT-SANCHEZ: Yes, I think on  
18 Galiano you understand perfectly even for the  
19 residents on the other side, they wouldn't want  
20 it. So that I understand.  
21 I guess the issue was raised and I think on  
22 Ponce de Leon it would look great to have it. I  
23 mean, I can visualize it in looking at the  
24 drawings and I am just wondering can we have a  
25 little bit of that great thing that you are doing

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1 for Ponce, to be able to bring it into Palermo and  
2 Coconut Grove Drive.  
3 So as a requirement it could be and I know  
4 we struggled with that at Miami 21 and instead of  
5 saying we can have habitable space, it's just to  
6 make sure that, in fact, the project does have  
7 turning some of the lights on; you know, that the  
8 project is -- I think where am I coming from is  
9 like I said at the beginning. I commend the City  
10 for doing this form-based code and to do it at  
11 this scale.  
12 I wish it would continue throughout the  
13 City, but precisely for that is to make sure that  
14 it doesn't become one development but it actually  
15 does that kind of design that we are trying to do;  
16 that every street becomes walkable and that's my  
17 concern.  
18 MR. DOVER: I want to make sure we are  
19 clear.  
20 Look at Page 3.11 in my draft and it is  
21 probably the same page numbering on yours.  
22 This is the downtown streets category.  
23 MS. PLATER-ZYBERK: Which is what Palermo  
24 and Coconut Grove are.  
25 MR. DOVER: And so if we looked at that,

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1 the street type map, that's Coconut Grove Drive,  
2 Palermo, Malaga, Sevilla.  
3 And then on that spread that looks like  
4 this (indicating), I will just zoom in on that.  
5 MS. PLATER-ZYBERK: 3.10 and 3.11.  
6 MR. DOVER: The developments that are  
7 allowed include shops. So it is simply not  
8 mandated.  
9 MR. TRIAS: The distinction is that the  
10 regulating plan really mandates in a very, very  
11 fine level of detail and your question is how much  
12 of that should be clearly mapped when we are doing  
13 the planning.  
14 Certainly it's allowed. It's allowed in  
15 the code and that is the issue that we need to  
16 talk about.  
17 On another topic that is really important,  
18 which is the question of citywide versus small  
19 area, certainly citywide applies.  
20 I mean the reason why we are dealing with a  
21 small area here is because we are dealing with one  
22 project, but the principles and the ideas can be  
23 applied to other locations in different ways.  
24 The location that according to the transit  
25 and with the right regulations.

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1 MR. DOVER: So when you look at the  
2 townhouse street type, for example when you look  
3 at that same component, so now we are looking at  
4 Galiano, that list does not have shopfronts. So  
5 that is Galiano for comparison.  
6 MS. PLATER-ZYBERK: And the concern is that  
7 whatever is built is habitable space. When we  
8 look at this, at diagram on 3.10 and 3.11, you are  
9 showing the cars above on the first two floors.  
10 So does that ---  
11 MR. DOVER: Which page? This one  
12 (indicating)?  
13 MS. PLATER-ZYBERK: 3.10 and 3.11. Are we  
14 saying that those first two floors, whether there  
15 is an arcade or not, it will be habitable?  
16 MR. TRIAS: Yes. Right.  
17 MS. PLATER-ZYBERK: Okay.  
18 MR. DOVER: That's right. So maybe here  
19 you can see the cross section through the parking.  
20 MS. PLATER-ZYBERK: Because parking  
21 placement is third through seven.  
22 MR. TRIAS: Can you move it up so we can  
23 see the underground also?  
24 MR. DOVER: Yes. Sliding that up, there  
25 are a couple of lots of parking underground that

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1 are envisioned. They are considered optional.  
2 MR. TRIAS: So it's very clear that the  
3 habitable spaces - and maybe we need to qualify,  
4 perhaps.  
5 MR. BOHL: I think this is a good point of  
6 clarification for the audience and other people.  
7 This says "shopfront," but it doesn't mean  
8 that there are going to be retail stores along  
9 every square foot of that frontage.  
10 The whole point of the form-based code is  
11 its flexibility in use.  
12 So it is a frontage condition that is  
13 appropriate to that street and if we are talking  
14 about, you know, where retail would like to be in  
15 the creation of an active retail environment, of  
16 course that area where you also have the shop  
17 frontage around the historic building and the  
18 plaza, that obviously has potential to be a very  
19 nice focal point for the project.  
20 And the frontage that continues along the  
21 corridor on Ponce Circle Park has great potential  
22 for that habitable space to be engaged with that  
23 public space.  
24 So I think the major point is that there is  
25 flexibility within this shopfront.

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1 MR. DOVER: There is flexibility and there  
2 is not flexibility.  
3 The Ponce frontage and the plaza frontage  
4 are required to have storefronts with shops and  
5 restaurants.  
6 MR. BOHL: Shops and restaurants, not just  
7 stores.  
8 MR. DOVER: So that is continuous  
9 storefrontage.  
10 That is what that black line is for.  
11 MR. BOHL: And when you get up on the park?  
12 All I am trying to say is that people  
13 should not read this as just retail shops; that  
14 you can have restaurants, you can have cafes, you  
15 can have a whole variety of things along this  
16 frontage.  
17 MR. TRIAS: And I think one of the things  
18 is that it also says, "Parking placement, third to  
19 seventh floor."  
20 It's very clear that you are not going to  
21 have parking on the first and second floors and,  
22 if it is not, we need to make it a little more  
23 clear and that speaks to the activity that is  
24 expected.  
25 Maybe we need to talk a little bit about

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1 loading also. In this particular project, all the  
2 loading takes place underground, but maybe we need  
3 to make sure that it is very clear that it is not  
4 going to take place along the frontages.  
5 MR. DOVER: The black line does mean  
6 commercial uses.  
7 MR. BOHL: Right. So your point is that if  
8 there is a hotel on one of these corners, the  
9 frontage will either be a restaurant or a shop or  
10 a cafe.  
11 MR. DOVER: Or a hotel lobby or a bank or  
12 something nonresidential.  
13 But they are required to meet the door  
14 spacing requirements, which is going to militate  
15 for street-oriented retail and restaurants.  
16 MR. BOHL: But this is the distinction  
17 between use and form, where you have more  
18 flexibility on the use.  
19 MS. PLATER-ZYBERK: So let's see what other  
20 questions we have on the regulating plan because I  
21 am sure we have some and some of our questions are  
22 probably just because we read this once as opposed  
23 to many times and so some of our questions may be  
24 because of just not knowing.  
25 MR. BOHL: I have one under signature

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1 terminated. You have identified one, but you  
2 could arguably say a couple of the other corners  
3 here are very significant, potential signature  
4 business.  
5 MR. DOVER: To answer your question, that  
6 one is considered special because of the long  
7 access that terminates and that one, the one with  
8 the red box, showing you where it is (indicating),  
9 is allowed for its type. So.  
10 MR. TRIAS: Yes, let me clarify. That is  
11 significant because the City wants you to make  
12 your main bonus, but to fulfill their requirements  
13 you can go up to 190 feet, six inches, plus some  
14 architectural embellishments on top.  
15 That's basically one of those  
16 black-and-white rules that have been in place for  
17 a while.  
18 So this project is asking for additional  
19 height in one, in one building, which is the  
20 hotel. So that is the reason for that.  
21 MS. PLATER-ZYBERK: So if we were to pick  
22 one, where would it be? Is that what it comes  
23 down to?  
24 MR. DOVER: On access with University.  
25 MR. TRIAS: Right, and Ponce.

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1 MS. PLATER-ZYBERK: And Ponce.  
2 MR. TRIAS: And the choice is based on town  
3 planning criteria and overall design.  
4 MS. PLATER-ZYBERK: Well, it's the one that  
5 terminates the most vistas.  
6 MR. DOVER: There are lots of them.  
7 That one is really significant for the  
8 composition of the City.  
9 MS. PLATER-ZYBERK: So here is an item that  
10 I might have missed somewhere in the text. The  
11 property that is not included, I wonder if there  
12 should be a statement somewhere that says that any  
13 property that is not included would be subject to  
14 continuous adjacent or abutting regulation at such  
15 time that it might include or develop.  
16 Is that something you probably discussed?  
17 MR. DOVER: This has come up a lot in the  
18 last few months.  
19 MS. TREVARTHEN: That's a property that  
20 currently is designated as residential, although  
21 it does have the commercial zoning, and that is  
22 the intent; that it would continue until the  
23 condition is ready to change.  
24 Certainly, by my memory, we don't actually  
25 have that statement in here. It's just a

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1 recognition of their existing rights, but we could  
2 consider that.  
3 MS. PLATER-ZYBERK: So I will tell you  
4 where this is coming from because we have been  
5 working on a special relation for the design  
6 district and property ownership has gaps in it and  
7 questions have come up: What happens to the gap  
8 when it is ready to go?  
9 And, you know, it is related to the  
10 infrastructure improvements out front, but also  
11 does that person have to come in and provide their  
12 own parking requirement and, you know, back  
13 according to the old code or do they come in?  
14 MS. TREVARTHEN: No, the concept is when  
15 there is going to be a change, if there is going  
16 to be a change because that is not the intent of  
17 the current property owner, that it would come  
18 into conformance with the overall scheme here.  
19  
20 MS. PLATER-ZYBERK: So my suggestion is  
21 that somehow if it's possible, if it's legal to  
22 put that in here, that some statement be made  
23 about it just to clarify the intention because  
24 later on a city staff may find itself without the  
25 recourse to be able to do that.

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1 MR. DOVER: Right now it is not inside the  
2 boundary of the newly created district.  
3 So the thought occurs to me that at any  
4 time the boundary is changed, whether it is  
5 changed by adding that property in someday or  
6 changed somewhere else in order to make it similar  
7 for the like, then the statement might be that at  
8 anytime the boundary is amended with the intent to  
9 extend --  
10 MS. PLATER-ZYBERK: Or to include.  
11 MR. DOVER: -- the similar regulatory  
12 requirements onto the newly incorporated parcels,  
13 that ---  
14 MS. PLATER-ZYBERK: So I think we should  
15 leave that in your hands. It could take the rest  
16 of the afternoon to figure that out.  
17 MS. TREVARTHEN: Okay.  
18 MS. PLATER-ZYBERK: And you would probably  
19 want to look at, well, what if it crossed the  
20 street in one direction where people would not  
21 want it to? You need to figure out how to do it,  
22 but you probably should include that.  
23 MS. TREVARTHEN: It's a good comment and we  
24 will follow up on it.  
25 Obviously with what Victor has said, if and

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1 when that moment came, the test for compatibility  
2 and what is desired is, of course, defined by what  
3 surrounds it.  
4 MR. DOVER: So in the most hopeful of  
5 scenarios, this works very well. So I can imagine  
6 either newly regulated areas being founded and new  
7 maps added to reflect those areas or the area  
8 extended in any event with or without the  
9 nonincluded parcel.  
10 MS. PLATER-ZYBERK: Anything else on the  
11 plan?  
12 Before we move on to one more thing, I want  
13 to give my colleagues a chance to comment.  
14 (No response)  
15 MS. PLATER-ZYBERK: So the one other  
16 question I had at this point, and others may come  
17 up as we go through the text, is that the  
18 permitted upper level bridge, while most other  
19 things like the streets and with the shopfrontage  
20 and the arcade and so on are described more  
21 clearly later in the texts, the dimensions of the  
22 bridges I think is mentioned once.  
23 I guess it is not correct. It doesn't need  
24 to be in the plan, but that is where I first  
25 noticed it and now I am thinking that I did see

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1 it.  
2 MR. DOVER: That is in Part 4.  
3 MS. PLATER-ZYBERK: Under "General  
4 Standards."  
5 MR. DOVER: It's 4.4. Section N as in  
6 Nancy.  
7 MS. PLATER-ZYBERK: 4.4.  
8 So you do have a dimension for bridges?  
9 MR. DOVER: We do and it's quite tight.  
10 MS. PLATER-ZYBERK: And so I guess that is  
11 perhaps a question to ask relating this code to  
12 the design.  
13 MR. TRIAS: Yes, and I think that is  
14 probably one of the biggest issues that town  
15 planning practices would discourage; that crossing  
16 over the street and so on; and the developer and  
17 the applicant believes that it is needed for a  
18 variety of reasons.  
19 There is one reasonable explanation, at  
20 least the way I see it, which is the second level  
21 retail, it makes sense to be able to cross.  
22 Now, once you go to the upper levels, what  
23 we have mostly in this project is parking and that  
24 has to do with creating some connection with  
25 different areas of the project for parking and so

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1 that is the developer's choice and I think that  
2 what would be useful is for your opinion on how  
3 that would work best and what would be the ideal  
4 scenario.  
5 There are other projects in Miami that have  
6 been approved with comparable ideas.  
7 So basically, yes, that is one of the  
8 issues that I think the code is a little bit less  
9 clear on.  
10 MR. DOVER: The key paragraph is the last  
11 one or the key sentence is the last one in the  
12 first paragraph: "Additional upper level bridges  
13 and/or those that are wider than ten feet on those  
14 multiple stories may be allowed, but following  
15 approval from the City."  
16 It did not seem appropriate to us to lock  
17 in as a right a compromise on that, the importance  
18 of it.  
19 MS. GELABERT-SANCHEZ: I don't understand  
20 why the upper level bridge.  
21 I think it goes against the form-based code  
22 and against everything else that you have been  
23 doing in creating the walkability in such a small  
24 area as we said and there is not even -- well,  
25 it's not U.S. 1.

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1 I think I would recommend that the bridge  
2 is not there.  
3 I think if you are trying to create the  
4 walkability, if we are trying to as we were having  
5 a conversation just a few seconds regarding the  
6 use on the other streets, on Coconut Grove and  
7 Palermo, it seems that if you are putting the  
8 habitable space and creating that people are  
9 actually going to be walking, creating what we are  
10 promoting, what you are promoting, I think a  
11 bridge would go, as I understand it and I think as  
12 you just explained it, I think it goes against the  
13 principles. That would be my comment on the  
14 bridge. I think it is wrong.  
15 MS. PLATER-ZYBERK: The reason being that  
16 it takes away from the life of the street.  
17 MS. GELABERT-SANCHEZ: It would take away  
18 the life and if we are trying to promote something  
19 on the ground level, why would we want to cross on  
20 the second level here; the second or the third or  
21 the fourth.  
22 I think what happens on Coconut Grove and  
23 what happens on Palermo, the people should be  
24 there. There is no need to have someone crossing  
25 above.

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1 MR. TRIAS: Okay. Why don't we get the  
2 applicant's perspective on this?  
3 MR. GARCIA-SERRA: Good afternoon,  
4 everyone. Mario Garcia-Serra. I am the land use  
5 attorney for the project and I am joined here by  
6 Freed Fried, our project architect from RTKL.  
7 And as you can see, it's been a very  
8 collaborative process between us and the City.  
9 It's been three years in total that we have been  
10 discussing this project and working on this code  
11 and indeed I think, you know, on ninety-nine  
12 percent of the issues we have agreed.  
13 There is maybe one percent, with this being  
14 one of them, as to why we have sort of stuck to  
15 our guns and felt strongly about it.  
16 And I will ask Dan to sort of give his  
17 experience in retail development and talk about  
18 what our thinking was behind these bridges in  
19 particular and why we need them.  
20 MR. FREED: I think there are two issues  
21 involved with the crossing of Coconut Grove and  
22 Palermo. The first issue is the retail level that  
23 occurs on the second floor and it is critical in  
24 my experience that for that second level to be  
25 successful for that pathway or pedestrian path to

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1 be contiguous through all parts of the project.  
2 So we are really creating a dumbbell  
3 scheme, if you will, that is generated by a loop  
4 or the circulation of the retail of the level one  
5 and level two.  
6 We are trying to connect the north side,  
7 which has a major anchor on the north side as well  
8 as a smaller anchor on the south side.  
9 In order to do that, on the second level we  
10 feel very strongly that we need to frankly not  
11 only connect it on a pedestrian scale, but also to  
12 have shops wherever possible so that it is not  
13 just a pathway crossroad, a retail contiguous  
14 storefront; that the shopper has an opportunity or  
15 sees a break in that storefront, half the time it  
16 means the shopper is not going to continue across  
17 the street and so we have been attempting to keep  
18 it as contiguous as possible.  
19 From the standpoint of upper levels  
20 crossing over both Coconut Grove and Palermo, we  
21 only do that with parking and with the potential  
22 of cinema that is on the top of the parking.  
23 From the standpoint of the parking diagram,  
24 it's next to impossible to get that parking to  
25 really function in a reasonable manner because of

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1 the size of the lots and where we are restricting  
2 parking to occur, not filling the entire footprint  
3 of each block with parking. We only fill the  
4 north block with parking above the retail.  
5 We are trying to eliminate parking on the  
6 middle block and on the south block, but in order  
7 for those to function it's critical that you are  
8 able to drive across those upper levels.  
9 Just from the standpoint of the parking  
10 functioning, we think it's critical whether it is  
11 below grade or above grade that it is contiguous.  
12 So we are able in the current diagrams to  
13 enter parking from any of the locations on grade.  
14 You are able to go below grade, to a below-grade  
15 level parking that exists.  
16 Once you are in that parking diagram, if  
17 you will, and you don't find a space for low  
18 grade, you are able to travel up without, through  
19 the ramps that exist in the layout and you don't  
20 have to go back out onto streets in order to get  
21 to another block or to get to above-grade parking.  
22 So it's a matter of just functionality and  
23 continuity that we feel it's very critical for  
24 this to function with the retail.  
25 Mario introduced me, but I am Daniel Freed,

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1 RTKL President here in our Coral Gables office.  
2 MR. BOHL: Are both levels of the bridge as  
3 conceived enclosed or is the one on top open air?  
4 MR. FREED: The entire project is open air  
5 from a retail standpoint.  
6 So we protect it where we can with glazing  
7 that shields the shopper from wind and rain, but  
8 it's all open air condition.  
9 MS. PLATER-ZYBERK: The bridges are  
10 air-conditioned?  
11 MR. FREED: I'm not saying that. None of  
12 the retail environment is air-conditioned. It's  
13 all open air.  
14 MS. PLATER-ZYBERK: So if you could make a  
15 successful second story of retail, I think the  
16 bridges are not the -- and I mean it's much  
17 related to their design, the pedestrian bridge  
18 especially if the stairs were in the street, you  
19 seem to have escalators. I don't know if they are  
20 on street level at the streets.  
21 It is not detrimental to the street  
22 environment, the pedestrian environment of the  
23 street.  
24 What I worry about actually is the parking  
25 that is thick and high and so it goes up to the

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1 seventh story, I think, and it is several -- well,  
2 it's a wide tray of parking.  
3 If that was just driving, I think as we  
4 have in downtown, and there is at least one in  
5 Downtown Kendall that is not so bad, the multiple  
6 stories makes it trickier.  
7 But I think that the undercroft in Merrick  
8 Park where there are deep bridges of building over  
9 the driving circus and really they have stopped  
10 being retail frontages. Those are just blank  
11 walls.  
12 I think there are restaurants back there  
13 that are set up to be able to look out, but really  
14 it's hard.  
15 They have made it as beautiful as possible,  
16 but I think they are not terribly positive  
17 contributions.  
18 MR. FREED: I don't know how well they were  
19 in making them beautiful, but I seem to remember a  
20 conversation, a very similar conversation with the  
21 board of architects, and what I tried to reinforce  
22 during those conversations was that at Merrick  
23 Park those alleys, if you will, that allow you to  
24 get into the project that are quite covered and  
25 while attempting to function as retail are not

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1 inherent to the retail diagram. So the retail  
2 diagram is really about a large circular mood.  
3 And where we are extending over Coconut  
4 Grove Drive and where we are extending over  
5 Palermo, it's inherent to the pedestrian path and  
6 integral, if you will, to the retail diagram.  
7 MR. BOHL: How high is the passageway below  
8 the pedestrian?  
9 MR. FREED: Both areas vary, but one story  
10 high about sixteen or seventeen feet.  
11 MR. BOHL: That is part of what doesn't  
12 feel so good at Merrick Park, is the passageway  
13 coming into the street underneath feels very low  
14 and dark and dense.  
15 That is why I think the restaurants have  
16 struggled there.  
17 MR. FREED: I think it's poorly lit and  
18 it's poorly scaled in the sense that through  
19 recommendations from peer review that Liz shared  
20 previously and through conversations with the  
21 Board of Directors of Planning and Zoning, we are  
22 doing some detailing in those areas where we are  
23 actually creating arcades and changing the  
24 proportion of that opening so that, yes, there is  
25 a similar scale of height to it, but the

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1 proportions are much different than you see at  
2 Merrick Park.  
3 MS. PLATER-ZYBERK: So you have reminded us  
4 that I brought this up once before and perhaps we  
5 don't need to spend a lot of time on it.  
6 I do feel that it is a quality issue and  
7 there is perhaps what we leave the City with is  
8 that there is a discrepancy between the intention  
9 of the code or even the writing of the code and  
10 the project; that it is guiding and so that is  
11 perhaps something that needs to be further  
12 addressed.  
13 MR. TRIAS: That is a very valid point, a  
14 very valid point, and that is one of the reasons  
15 why we had this general standards section, which  
16 deals with some of those issues that are not  
17 clear, the result of the form-based documents.  
18 And one issue that I would like to go back  
19 and discuss with you sometime is the shared  
20 parking requirement that is also in that Section  
21 4.3.  
22 MS. PLATER-ZYBERK: Okay. So we stay on  
23 4.3.  
24 MR. TRIAS: Yes, on the previous page; and  
25 your thoughts on that and your thoughts on parking

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1 and in terms of the effect on the design and the  
2 planning of the project and perhaps some  
3 recommendations on how to deal with parking  
4 ratios, making more sense urbanistically and so  
5 on.  
6 Victor, you may want to describe the policy  
7 and the approach.  
8 MR. DOVER: I would be happy to.  
9 Just on the subject of the bridges as  
10 related to this question about your parking, you  
11 zeroed right in on the issue that we spent a lot  
12 of time on, on the code as a whole.  
13 Other sections did not get this much  
14 polishing off.  
15 MS. PLATER-ZYBERK: Parking always takes up  
16 a lot of time and space.  
17 MR. DOVER: That's right. It does.  
18 And you work hard to avoid falling into the  
19 form follows parking trap. That seems to work  
20 against the best interests of any city.  
21 So regarding the bridges, to be candid,  
22 that is an issue where we crafted the paragraph  
23 that is in the code as a way of reconciling our  
24 misgivings about the seeming departure from best  
25 practices and the need to agree to disagree with

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1 this important advocate.  
2 It's not the single issue that is important  
3 to this project, but it is something that we  
4 wanted to make sure we brought forward to the  
5 Commission and draft and pass as a straight-face  
6 test and also says if they want to make that  
7 decision to allow that to happen and water  
8 bridges, keeper bridges, higher bridges they could  
9 make, the Commission.  
10 MR. TRIAS: I think that at this time we  
11 understand the issue. Let's move onto the next  
12 topic.  
13 MS. PLATER-ZYBERK: So the parking ratios,  
14 these emerge from this smart code, which is a  
15 nationally reviewed document which has proposed  
16 shared parking as do other organizations like the  
17 UL Lite (phonetics).  
18 How does this relate to the City's  
19 requirements and how does it relate to what is  
20 being proposed?  
21 MR. DOVER: I will defer to Ramon and the  
22 applicants for the implication of this  
23 calculation.  
24 And I will simply say that we wanted to  
25 make sure there was more than one way to get to

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1 your shared parking solution. So the smart code  
2 option and the UL option are presented here as  
3 equal alternatives.  
4 MR. TRIAS: Yes, let me. In terms of the  
5 big picture, what happens is that Coral Gables has  
6 the highest requirements for parking pretty much  
7 that we have seen around here.  
8 Not only that, but there is no shared  
9 parking requirement or process.  
10 And I believe the City of Miami has shared  
11 parking and many other cities have that provision  
12 in the code and that was one of the ideas; that  
13 with mixed-use projects or significantly large  
14 mixed-use projects, that is one of the first  
15 places that this idea makes sense.  
16 So this will be the first time that the  
17 idea has come to the code in Coral Gables.  
18 And then the issue is how much; how much  
19 less parking than required.  
20 Dan, do you remember? Dan?  
21 MR. FREED: We are providing 2,440 spaces.  
22 This is Josh Bailey.  
23 MR. BAILEY: Hi. I'm Josh Bailey from  
24 RTKL.  
25 We are providing 2,440 spaces for our

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1 project and that was generated from an analysis  
2 that was a shared parking analysis, which  
3 incorporated the different mixed uses of our  
4 project; as well as it incorporated a transit  
5 study that takes into account public  
6 transportation and all of those factors, which  
7 allowed us to reduce our current parking to that  
8 2,440.  
9 Its basis is that we are flattening and we  
10 are providing that number. There is not much we  
11 can do to amend that.  
12 And even in the form-based code, we provide  
13 and it gives a little bit of flexibility because  
14 the programs mixes may change, just is about a  
15 plus or minus ten percent of that.  
16 MS. PLATER-ZYBERK: So do you specifically  
17 remember, if this is what is being proposed, what  
18 would the City otherwise require and what does  
19 this code?  
20 MR. BAILEY: I'm accepting the requirement.  
21 MR. FREED: The adjusted is three thousand  
22 and I want to say 3500 spaces, just off the top of  
23 my head, but it is significantly more.  
24 MS. PLATER-ZYBERK: And if you were  
25 following this code, what would it be?

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1 MR. BAILEY: Following that code, what that  
2 code allows is a parking analysis and that's what  
3 we did and that number comes up to 2,400 spaces  
4 and we are providing 2,440 spaces.  
5 MR. DOVER: So if you look at the third  
6 bullet, Applicants may provide a parking study,  
7 such as the one they have done, justifying the  
8 proposed parking solution.  
9 MS. PLATER-ZYBERK: But you did not do the  
10 first two bullets just to compare what it would  
11 be?  
12 You aligned your smart code.  
13 MR. BAILEY: We compare it to the ULI and  
14 we also compared it to the City of Coral Gables  
15 and based on that, the number that ends up, "very  
16 similar," it was pretty close to the 2400 amount.  
17 MR. DOVER: Since we are collecting early  
18 June conversations with the City Commission, this  
19 was in an early June workshop and we had just went  
20 through work in progress and thinking about this  
21 and, like you said, Liz, it takes up a lot of time  
22 and energy; a lot of that meeting was about  
23 parking.  
24 And our initial response was on a site like  
25 this that we need no minimum parking requirements.

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1 Maybe it's a true maxim to let it go.  
2 MS. PLATER-ZYBERK: So let me go back to  
3 the concept.  
4 MR. DOVER: And they were not ready for  
5 that. They said this is far more complex than  
6 simply saying there are no minimum parking  
7 requirements.  
8 But it does ensure that a large number  
9 would be provided.  
10 MS. PLATER-ZYBERK: Maybe this section  
11 should have a statement that says that you show  
12 how it compares to those other two, which are  
13 recognized, obviously the formulas that are not as  
14 specific as doing the third bullet, which is your  
15 study.  
16 But I think that might give confidence to a  
17 deciding board like the City Commission, given  
18 that you are -- "defaulting" is the wrong word,  
19 but in the end you are saying the final decision  
20 is for the City Commission.  
21 But in other instances, this would give the  
22 City a way to make that judgment because otherwise  
23 they are just saying, "We will do whatever you  
24 want."  
25 And so giving them the comparative

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1 statistics could be useful.  
2 MR. BAILEY: All right.  
3 MR. BOHL: This is a long overdue new take  
4 on the parking standards for downtown. If Nova is  
5 correct, they are some of the highest in South  
6 Florida.  
7 We have done work for the bid that is also  
8 proposed shared parking standards and there is  
9 work to be done in other parts of the code, but I  
10 think this is a particularly opportunistic place  
11 in the city project to try this out on I think  
12 because the developer is not going to underpark  
13 their project.  
14 You are just not going to agree to have  
15 none of the parking for retail and residential  
16 uses in the design that you are proposing. So  
17 it's a good real-world market-based test of the  
18 stomach for shared parking from that perspective.  
19 And then I think it could be eventually a  
20 standard for other parts of the City if this goes  
21 forward.  
22 MR. TRIAS: Basically what we are saying is  
23 this form-based code overlay gives an opportunity  
24 to test the idea that shared parking in a very  
25 precise way and if you have any thoughts or if you

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1 think it could be done better and simpler and more  
2 precisely, at this point what we are saying is the  
3 developer proposes a method, it has been reviewed,  
4 and maybe we can come up with a reasonable number.  
5 MR. DOVER: The approach is one that has  
6 been tried and successfully applied in many, many  
7 places. So the new part is that it's new in  
8 Downtown Coral Gables.  
9 MR. BOHL: It's not new.  
10 MR. DOVER: It's not new at all.  
11 So you might say we are not making this up.  
12 MS. PLATER-ZYBERK: We know.  
13 MR. DOVER: However, one of the key things  
14 here is that this roll-out of the shared parking  
15 approach in the Gables is being done in which  
16 there is a large commonly managed product, where  
17 their common interests of their own ownership and  
18 their own tenants are all in this together.  
19 The impact of success or failure of the  
20 approach will be felt by them more than anyone  
21 else - do you see my point? - as opposed to just  
22 one little building that's having a huge impact on  
23 their neighbors.  
24 So that's what we can try here in a way  
25 that lets Coral Gables see how this feels, in a

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1 way where the risks are really managed because  
2 they are being born principally by the people who  
3 are asking for the shared parking.  
4 MS. TREVARTHEN: And if I could just add to  
5 that, I think these are all good points that are  
6 being raised, but for the record I want people to  
7 look at Page 4.3 because it is not just whatever  
8 the applicant submits and in actuality if you look  
9 at the second column of Page 4.3, there is quite a  
10 lot of detail here that was informed by the advice  
11 of traffic engineers.  
12 These have to be professionally appropriate  
13 methodologies. They have to use ITE.  
14 We are requiring looking at actual parking  
15 experience in the region, operational assessments.  
16 The location of transit for this particular  
17 location is particularly strong in Coral Gables,  
18 right on top of the trolley; required valet and  
19 other things.  
20 So if there are ways in which that may be  
21 improved, we would really value your input on  
22 that. Thank you.  
23 MR. DOVER: I would also urge you to look  
24 at the preceding page because I think what is nice  
25 about this is although the shared parking thing is

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1 not so now and there are other features in the  
2 parking policy described in here that would not  
3 have come up in a conversation like this twenty  
4 years ago: electric vehicle charging, bike  
5 parking.  
6 MS. PLATER-ZYBERK: All right. So that  
7 opens the door to bike parking.  
8 I didn't do a drawing to see what this  
9 would produce, but for 2,400 spaces of parking,  
10 you would need 244 spaces of bicycles --  
11 MR. DOVER: Right.  
12 MS. PLATER-ZYBERK: -- which is a lot of  
13 bicycle space to say that you are going to put it  
14 in a public or a private frontage. It's a lot of  
15 street space and so maybe some of that could be in  
16 the garages.  
17 Did anybody pencil that out just to see how  
18 much space it takes up?  
19 MR. DOVER: We did.  
20 MR. FREED: We have and it's quite  
21 dramatic.  
22 MS. PLATER-ZYBERK: It's a kind of  
23 Copenhagen scale bicycle yard.  
24 MR. TRIAS: Yes, and that's a very good  
25 point.

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1 MR. BAILEY: Well, we actually did pencil  
2 it out.  
3 MS. PLATER-ZYBERK: Not because we wouldn't  
4 want to see one of those, but you may not be  
5 thinking about it.  
6 MR. BAILEY: We actually did pencil it out  
7 and we gathered them around the project on public  
8 spaces.  
9 MS. PLATER-ZYBERK: So it's not a problem?  
10 MR. BAILEY: It's actually not a problem  
11 when you have ten and fifteen. So it allows us to  
12 work it into the design.  
13 MS. PLATER-ZYBERK: All right.  
14 MR. DOVER: There are a great many modern  
15 projects that have bike parking that includes, you  
16 know, two on a pole, for example, in protected  
17 space.  
18 You can imagine some of the excellent  
19 carbon bicycles that the Coral Gables residents  
20 will bring to this place. You will need somebody  
21 watching them and need a cover from the rain and  
22 those are places where you could do a great sport  
23 front mews on bikes.  
24 MS. PLATER-ZYBERK: Do they have a bicycle  
25 shop?

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1 MR. DOVER: So don't think in terms of just  
2 one, every bike having to be at grade side of  
3 every other bicycle.  
4 There are certainly ways to get a lot more  
5 bikes into the volume without all of them being on  
6 the sidewalk.  
7 MR. BOHL: Quick footnote on the shared  
8 parking, I am looking at a model shared parking  
9 ordinance dated 1983.  
10 So I mean, I know we like to let other  
11 communities test these ideas out, but we have had  
12 over thirty years at least of shared parking  
13 ordinances and they are working out all right.  
14 MR. TRIAS: On a related issue is the  
15 transit component to the traffic. The developer  
16 would make a contribution to the transit system  
17 and part of that is to develop an ordinance that  
18 allows for developers in general to make a  
19 contribution to the transit system.  
20 So if you have any thoughts on that related  
21 to the parking and transportation, that would be  
22 also very helpful.  
23 MS. PLATER-ZYBERK: Could I just finish the  
24 bicycles?  
25 MR. TRIAS: Yes.

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1 MS. PLATER-ZYBERK: On a day like today,  
2 you may not want to get on a bicycle that's been  
3 sitting on a public frontage all day in the rain  
4 and so allowing some of this to be elsewhere than  
5 in the frontage might be useful.  
6 MR. DOVER: Good point.  
7 Now, it doesn't say that that can't be  
8 sheltered by parking, even though it is in the  
9 frontage, but your point is good. Thanks.  
10 MS. PLATER-ZYBERK: Transit.  
11 MR. TRIAS: And basically we have a  
12 paragraph that says what I just said and the  
13 ordinance will be developed and it's in the  
14 process of being developed.  
15 So if you have any thoughts on the process  
16 from your experience with the developer  
17 contribution, I think that would be very helpful  
18 because traffic, as we all know, is going to be  
19 one of the big questions here and, from my  
20 perspective, if you have an urban area traffic, it  
21 is a condition that happens.  
22 It cannot be judged with the same standards  
23 that you would in a suburban location.  
24 So transit, the bicycles, the pedestrians  
25 and all of that has to be part of that traffic

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1 study.  
2 So any discussion on the transit would be  
3 very helpful at this point.  
4 MR. DOVER: It's on Page 4.1.  
5 MR. TRIAS: 4.3. 4.3.  
6 MR. DOVER: Well, 4.3 under "Parking."  
7 4.3 is the transit discussion under  
8 "Parking."  
9 But on 4.1 there is the transit requirement  
10 that you were talking about.  
11 MR. TRIAS: Yes. You are right.  
12 MS. GELABERT-SANCHEZ: Can I ask, what  
13 would be the incentive for the developer of this  
14 project to provide or go through shared parking  
15 and less parking?  
16 MR. DOVER: The price per space to deliver  
17 the said parking is so great that if the  
18 regulations are requiring them to deliver an  
19 amount of space in excess of market realistic  
20 requirements, spaces that therefore are likely to  
21 sit empty far too often, each of those spaces is  
22 such a high price that the incentive is managing  
23 that cost.  
24 There is another one that is really  
25 important. Every time we bloat the park supply,

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1 we probably do it at the expense of the quality of  
2 the public spaces and the number of eyes on the  
3 street.  
4 MR. TRIAS: And the beauty of the  
5 architecture, too. It's an aesthetic effect.  
6 MR. DOVER: So what we are seeking is  
7 enough parking, but not extra and in order to  
8 avoid having an excess of parking harm the quality  
9 of the place.  
10 Now, the incentive is both financial and  
11 qualitative.  
12 Nobody goes to Paris to see the park lots.  
13 So keeping the parking under wraps where we can  
14 and keeping it under control, putting some of it  
15 below the ground, all of these are things that  
16 they are planning to do and I think it's fair to  
17 say planning to do to an extent greater than many  
18 peer projects around the region. So it will set a  
19 new bar for others to copy.  
20 MS. GELABERT-SANCHEZ: This may be - and  
21 forgive me if it is just that I don't know the  
22 code today in Coral Gables; with the existing  
23 code, how high would you go versus how high fits  
24 the project going right now?  
25 And I might be off.

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1 MR. TRIAS: Are we talking about the top  
2 height of the project? Is that it?  
3 MS. GELABERT-SANCHEZ: Yes. How much  
4 development capacity is increased.  
5 MR. TRIAS: The number is 190 feet that is  
6 the maximum height for the maximum building. You  
7 go through the maximum development potential and  
8 in the city it's 190 feet, six inches to the top  
9 of the habitable floor.  
10 So right now ---  
11 MR. FREED: We are asking for 218 on the  
12 top of the habitable floor on top of the hotel.  
13 MR. TRIAS: 218.  
14 MS. GELABERT-SANCHEZ: 218 for the hotel or  
15 218 for the whole ---  
16 MR. TRIAS: That is just for the tower.  
17 MR. DOVER: Just for the tower. For the  
18 red box.  
19 MR. FREED: Just to clarify, the only two  
20 floors that exceed the 190.5 are these two levels  
21 and they are only being used for a restaurant, a  
22 publicly accessible space.  
23 MS. GELABERT-SANCHEZ: And it might be  
24 here, but you are pointing to the project right  
25 now and if I go to the regulating plan, if I do

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1 not have the project in front of me and I go to  
2 the regulating plan, does it say somewhere that  
3 there is a location on the site limited to a  
4 portion that is limited to the 200 or pretty much  
5 is that at the discretion?  
6 Do you know what I am trying to say?  
7 If I understood correctly, 190 is today,  
8 but now you can actually go to 210. The project  
9 anticipates only on the hotel, but say the market  
10 changes and you see a benefit to having another  
11 tower on another hotel, could that happen?  
12 MR. TRIAS: Yes, there is something. Can  
13 you explain that red dot there?  
14 MR. DOVER: Yes. We have given a brand  
15 name for it. It's the Signature on the Signature  
16 Street.  
17 But if you look at the bottom of Page 2.1,  
18 that description of the place where there is  
19 additional floors permitted because of its unique  
20 site and then when you turn to the plan on 2.3,  
21 that's the red box.  
22 So unless the plan on Page 2.3 were amended  
23 to add more red boxes, that limits the number of  
24 places where this can be.  
25 MS. GELABERT-SANCHEZ: So that's the only

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1 time it would go there?  
2 MR. TRIAS: And that's the benefit of the  
3 regulating plan; you can actually choose.  
4 MS. GELABERT-SANCHEZ: And I would agree.  
5 I just wanted to make sure that it was explained  
6 that the regulating plan actually contemplated  
7 that location, that Signature, for that height.  
8 MR. TRIAS: Yes, in the conventional zoning  
9 that is not possible. You cannot do it.  
10 MS. GELABERT-SANCHEZ: And I think that's  
11 very good.  
12 MR. BOHL: And it's not use specific. So  
13 it was something different that would still be a  
14 condition of the project.  
15 MS. GELABERT-SANCHEZ: The issue was just  
16 the location and the height.  
17 MS. PLATER-ZYBERK: It does say publicly  
18 accessible, though.  
19 MR. DOVER: That's right.  
20 No, it doesn't say that on 2.1, but maybe  
21 it is in another place right now.  
22 MR. TRIAS: But maybe it should say it  
23 there.  
24 MR. DOVER: We could repeat it there as  
25 well.

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1 MS. TREVARTHEN: 6.2 as well.  
2 MR. DOVER: Yes, at the very end over on  
3 the last page.  
4 MS. PLATER-ZYBERK: So we were asked a  
5 question about the text on transit, which I could  
6 not find.  
7 MR. TRIAS: Yes, 4.1. In 4.1 there is just  
8 one paragraph, Paragraph H.  
9 MS. PLATER-ZYBERK: 4.1?  
10 MR. TRIAS: Yes, and it simply says, "The  
11 project shall include a transit improvement plan  
12 as part of the government agreement."  
13 So if you have any thoughts on that, we  
14 would do very well to draft that plan based on  
15 your experience and recommendations. That would  
16 be very helpful.  
17 MR. DOVER: You know, if we modify that  
18 language back at 2.1 about publicly accessible, we  
19 should modify it in the definition on the last  
20 page as well.  
21 MS. TREVARTHEN: Yes.  
22 MR. TRIAS: Okay.  
23 MR. DOVER: On transit.  
24 MR. TRIAS: So let's go to H.  
25 MS. PLATER-ZYBERK: So I guess the

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1 beginning point for that would be to be able to  
2 record what is current, which is Dade County buses  
3 and the trolley, the Coral Gables trolley.  
4 MR. TRIAS: Yes, this relates to the Coral  
5 Gables trolley, which is what the City can  
6 control.  
7 MS. PLATER-ZYBERK: Right.  
8 MR. TRIAS: Our general idea is that there  
9 will be a process whereby there is a fund that is  
10 used to provide enhanced service and developers  
11 are able to contribute to that fund. I mean that  
12 is the general idea.  
13 Ken Plumber (phonetics) has been working on  
14 the language for that.  
15 Any recommendations you can make at this  
16 point hopefully could be used for that effort.  
17 MS. PLATER-ZYBERK: Well, obviously it  
18 would be very useful for this project, but it  
19 would be useful for everyone in the City.  
20 MR. TRIAS: Yes, and on future projects  
21 that may also contribute in the future.  
22 MR. DOVER: So right up in the front where  
23 the procedural instructions refer to the required  
24 development agreement, one of the things that has  
25 to be submitted as part of that or an element of

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1 that development agreement is assurances as to  
2 valet, tandem parking and contribution to transit.  
3 So this is where those items get baked into  
4 a development agreement, subject to approval by  
5 the City Commission.  
6 MS. PLATER-ZYBERK: Chuck, did you have  
7 something you wanted to add?  
8 MR. BOHL: Well, I mean this brings up the  
9 importance of this site in relation to the rest of  
10 the downtown. So obviously the trolley relates to  
11 the trolley system as part of this discussion. It  
12 is linked to the Metrorail.  
13 MR. TRIAS: Which goes along Ponce.  
14 MR. BOHL: But also the fact that this site  
15 is in relationship to - especially since it will  
16 be something for retail - to the existing downtown  
17 or park and it is an important part of this, the  
18 realization of this project.  
19 And I don't know if there is any  
20 discussion. It doesn't seem like it fits into the  
21 context of the form-based code, but I know there  
22 has been discussion about how the project can and  
23 probably should become part of the business  
24 district track so that it is contributing to the  
25 sustaining of all the vitality in downtown and

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1 this will become a super important part of that,  
2 at the point of Ponce Circle Park and a link as  
3 you go down towards the Village of Merrick Park.  
4 MS. PLATER-ZYBERK: So I suppose one of the  
5 issues is contributions at the outset of the  
6 project and long-term maintenance.  
7 MR. TRIAS: Yes.  
8 MS. PLATER-ZYBERK: Victor used the word  
9 "management" early on; that the form-based codes  
10 can facilitate management, and I suppose that is  
11 what brings us to this topic.  
12 So that is probably a continuing discussion  
13 --  
14 MR. TRIAS: Yes, it is. Yes.  
15 MS. PLATER-ZYBERK: -- about how a project  
16 like this can help sustain over the long run for  
17 the benefit of its users as well as the rest of  
18 the City, whatever it promises at the outset.  
19 And I am sure there are people who are  
20 better equipped to do that.  
21 MR. TRIAS: Yes, absolutely.  
22 But I think Chuck raised a very important  
23 issue that is related, which is: What is the  
24 effect? What is the effect of this project on the  
25 existing retail, for example, on Miracle Mile or

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1 Merrick Park or other places throughout the City.  
2 Is it going to be helpful or is it going to  
3 be detrimental to the existing and how do you make  
4 it part of that overall city?  
5 That's another issue.  
6 MS. PLATER-ZYBERK: And making sure that  
7 they are connected, well connected and  
8 complementary as part of that picture.  
9 MR. BOHL: Well, it's the connection; not  
10 just the transit line, but the public  
11 relationship; so the maintenance and connections  
12 through the public realm.  
13 From Ponce Circle Park to Miracle Mile is  
14 not far at all. The quality of that and the  
15 connections between these places becomes really  
16 important so that everybody or all of these  
17 elements are contributing and it's connected, it's  
18 a high-quality connection, and they reinforce one  
19 another.  
20 It's not an either/or, but it's part of the  
21 same whole downtown.  
22 MR. DOVER: Has anything specific been  
23 stated about the bid and your relationship to it?  
24 I don't know.  
25 Maybe that's Chuck's question, right?

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1 MS. PLATER-ZYBERK: Yes.  
2 MR. GARCIA-SERRA: Okay. We have a legal  
3 representative from the bid, Marina in the back.  
4 We have had extensive discussions with the  
5 bid, as recently as last week. So we continue  
6 meeting with him as well as property owners in the  
7 area.  
8 We want to see this project be of benefit  
9 to the whole community, including the business  
10 owners along Miracle Mile, and so we are talking  
11 about the sort of things you are suggesting:  
12 extending the streets, getting improvements so  
13 that it creates the kind of activity on Miracle  
14 Mile and other properties.  
15 Also we talk about potential transportation  
16 links between the two so that indeed it becomes  
17 two parts of the same whole; shoppers interacting  
18 between both areas and going to both areas for  
19 their shopping and entertainment.  
20 MR. TRIAS: I think the important thing is  
21 that this is a conversation that I think the  
22 opinions of the bid and the opinions of other  
23 merchants need to be brought into the discussion  
24 and I think that's why they are here.  
25 They have come to meetings and they have

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1 given us some input and I think that the most  
2 useful discussion we can have is to talk about the  
3 features of this code that encourage the  
4 integration and improvements and the fact that  
5 business is going to be a part of this project as  
6 opposed to some isolated project that is not  
7 bringing activity to the City.  
8 MR. DOVER: So the facts for that  
9 integration are not in the code beyond the street  
10 standards and the relationship of building the  
11 streets, the things that you would expect the  
12 department of the code to regulate.  
13 But the documents required before the City  
14 signs off on a development agreement include those  
15 assurances.  
16 MR. TRIAS: And I think it would be useful  
17 if you could explain how the public space, for  
18 example, is anticipated to be in the code and also  
19 the fact that the architecture of the buildings is  
20 designed to really work with the public space and  
21 it is on a level of detail unseen in any other  
22 code.  
23 I mean the level of detail that we are  
24 talking about and specificity is way beyond the  
25 typical even form-based codes.

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1 Maybe you can speak to how the code is  
2 shaping the public space and that public space is  
3 fully connected to the rest of the City.  
4 MR. DOVER: Well, you said that and that is  
5 in here. That is thoroughly baked in.  
6 What is left to be creatively addressed are  
7 the submissions for the development agreements.  
8 So the street designs are described in  
9 considerable detail.  
10 MS. PLATER-ZYBERK: The frontage along  
11 Ponce Circle is very important.  
12 MR. DOVER: The continuity of the retail  
13 going all the way to the northern boundary of the  
14 project so that it has the best possible  
15 trajectory to encourage pedestrians to continue  
16 north to the Mile, that is in here.  
17 But the financial commitments or what we  
18 call operational assurances, that could be brought  
19 up by the applicant.  
20 MR. TRIAS: In the peer review when we  
21 submit we add the input about marketing and  
22 merchandising and so on; the fact that there is a  
23 department store on the location and the fact that  
24 there is a second one that was recommended and the  
25 project was revised to accommodate that.

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1 All of those things were a direct result of  
2 that conversation and have been included in the  
3 project.  
4 MR. BOHL: I think the other real  
5 opportunity - and again, this is I think a great  
6 pilot opportunity for form-based code - is the  
7 knowledge transfer that can take place between the  
8 innovations in this form-based code applied to  
9 other parks of downtown.  
10 So as you know, the bid has been worked in  
11 trying to get reform for its own form of the code  
12 in downtown and there are things like the shared  
13 parking concept and others that I am sure they  
14 would love to see adopted in downtown and then  
15 they looked at places like those at Merrick Park.  
16 So you can do things here that we cannot do  
17 in downtown.  
18 So I think that is another great  
19 opportunity to effectively extend the successful  
20 elements of this form-based code to also benefit  
21 this other retail/dining part of downtown.  
22 MR. DOVER: In dealing with this many  
23 blocks simultaneously and as an integrated single  
24 project subject to a development agreement, it  
25 introduces complexity to this that form-based

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1 coding for other parts of the downtown would not  
2 require.  
3 I mean, you could envision a successor  
4 document or a sibling document to this one  
5 governing another area on one of the high streets  
6 would be simplified compared to this because it  
7 would not be dealing with the same large-scale  
8 integrated-project issues.  
9 MS. PLATER-ZYBERK: And the regulating in a  
10 planned way. An extended regulating plan might  
11 look very much like what you produced.  
12 MR. DOVER: Oh, yes. Most definitely.  
13 That is probably the most applicable  
14 aspect.  
15 MR. TRIAS: And I think that the discussion  
16 of whether it's only an area or citywide is not  
17 really a true discussion. It depends on whatever  
18 decision the Commission makes. I mean, certainly  
19 that is an option. The form-based code will be  
20 adopted or not.  
21 MS. GELABERT-SANCHEZ: Talking about open  
22 spaces.  
23 MS. PLATER-ZYBERK: Could we move onto  
24 other issues, right?  
25 MS. GELABERT-SANCHEZ: I think we still or

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1 I am still thinking on maybe more on the city  
2 side.  
3 I think one of the great things that the  
4 form-based code has is that it is through the  
5 public realm together with the private.  
6 So it also includes, in the same way that  
7 you are asking the private sector to do certain  
8 things, is for the City to kind of move the  
9 ground.  
10 And I think once we had worked on that in  
11 Miami, I think it was extremely important because  
12 then all of us would agree.  
13 I had one question and it goes, I guess, to  
14 the public realm and the city space and the plaza.  
15 In reading the codes - and maybe if you  
16 could just elaborate - it says that the required  
17 open space can be met on the upper levels and I  
18 was a little confused about that because it said  
19 "upper levels."  
20 It talked about being publicly accessible,  
21 yet it would not qualify for publicly accessible.  
22 So my concern was I am all for the rooftops  
23 and to be able to have that and to have it here I  
24 think would be great, but when we talk about the  
25 public realm and the city spaces and creating

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1 those plazas. I guess I would like to make sure  
2 that everything that we have just talked about is  
3 actually implemented because the roofing would be  
4 great but if, you know ---  
5 MR. TRIAS: These are some of the  
6 additional requirements of the project and Susan  
7 can explain in some more detail.  
8 MS. TREVARTHEN: The idea behind that was  
9 so often these signature spaces like these two  
10 stories that have been pointed out to you for the  
11 restaurant are set aside for private enjoyment in  
12 the sense of a penthouse or in the sense of a  
13 membership only or if you are staying in the  
14 hotel, hotel guests only.  
15 So that's why the language that at first  
16 blush seems contradictory, you know, it is not  
17 something that is solely used by the hotel, but  
18 rather citizens of Coral Gables can go in and  
19 enjoy that restaurant and those unique spaces.  
20 Similarly the rooftop gardens, that those  
21 would become public spaces.  
22 MS. GELABERT-SANCHEZ: And obviously that  
23 is not the issue that is understood and I guess my  
24 concern, going straight to the question, is: It's  
25 the open space requirement at the ground level,

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1 which meant to really serve the community.  
2 Can a hotel committee say that they are  
3 going to have a restaurant on the rooftop and then  
4 can take away from the space, the city space and  
5 the public realm, which should be happening at the  
6 ground level. That is the question.  
7 So I am talking now about checking that  
8 someone comes in and has it.  
9 The more space, the better. I just want to  
10 make sure that these great spaces that we are  
11 talking about or looking at actually get to the  
12 public.  
13 MR. TRIAS: And what happens is that if you  
14 look at the sidewalk, you can see that the ground  
15 level public space plan is good. So the ground  
16 level is the one that is right next to that.  
17 And you can see that Ponce de Leon is a  
18 great sidewalk. You can see in the center there  
19 is an island plaza, for lack of a better  
20 description, with an historic building there. So  
21 it's all designed as one.  
22 You can see that every street throughout  
23 this has been fully renovated on both sides of the  
24 street to create a high-quality environment a  
25 hundred percent of the way.

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1 So that in terms of what would be required  
2 on a normal typical project, all of that is taken  
3 care of at the ground level as it should be.  
4 Now, in addition to that, in addition to  
5 what typically a Mediterranean level building  
6 would have, there is a second map which includes a  
7 variety of public spaces on the top of the roof of  
8 several areas.  
9 Maybe you can describe which level and give  
10 an idea of how private and how public. There is a  
11 variety of things and some of them are passive  
12 parks for the public.  
13 Access to towers like that little tower  
14 down there acts in ways that are very visible and  
15 they are really part of the public realm of the  
16 City.  
17 MR. DOVER: So there are two different sets  
18 of percentages here. There is the required open  
19 space, some of which can be satisfied with the  
20 landscaping of the upper level terraces.  
21 MS. PLATER-ZYBERK: Can you refer to the  
22 document when you are speaking about this?  
23 MR. DOVER: Yes. Page 4.5 and it's here  
24 (indicating).  
25 So there is a required percentage, okay,

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1 and some of that can be met creatively through  
2 satisfying on the upper levels and if you go  
3 through the diagrams, there is this and that that  
4 can count toward the percentage.  
5 And then there is a separate requirement  
6 which says, over and above meeting that  
7 requirement, that says at least fifteen percent of  
8 the rooftop area in at least two locations shall  
9 be publicly accessible.  
10 So those are two different requirements.  
11 MR. TRIAS: Those are special requirements  
12 on this project.  
13 MR. DOVER: You must do upper level rooftop  
14 accessible spaces that are habitable and you can  
15 count that towards some of the requirement for  
16 your open space overall.  
17 Does that make sense, how those two things  
18 work?  
19 MS. PLATER-ZYBERK: Where is the overall  
20 public space number?  
21 MR. DOVER: The top of the page on 4.5.  
22 MS. PLATER-ZYBERK: So the twenty percent  
23 all other street types is the open space  
24 requirement, the total open space requirement?  
25 I did not key in on this one when I was

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1 reading. So that's why I am asking it now.  
2 MR. DOVER: Yes.  
3 MS. PLATER-ZYBERK: So the townhouses have  
4 to provide -- well, and where is this?  
5 Let's use the townhouse straight. The  
6 thirty percent is including the street or is it  
7 just the private property of the townhouse street  
8 lots?  
9 MR. DOVER: I don't think we addressed it.  
10 You found something.  
11 MR. TRIAS: I mean I think that, yes, what  
12 happens is the code right now requires twenty-five  
13 percent within your partial for townhomes.  
14 MS. PLATER-ZYBERK: The current city code.  
15 MR. TRIAS: The city code currently and I  
16 have to say which is one of the designations.  
17 It's very difficult, I have to say, having  
18 worked on several townhome projects. We had to  
19 get very creative on that.  
20 So here is something that we probably need  
21 to be clarified.  
22 MR. DOVER: I agree.  
23 MR. TRIAS: And the distinction that I  
24 talked about in making very clear what the ground  
25 level open space is, fewer classic open space

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1 requirements is, the problem is that we need to  
2 work it out. I think so.  
3 MR. DOVER: I agree.  
4 So Paragraph O, which is on 4.4, and the  
5 chart that I have up on the screen on 4.5 go  
6 together.  
7 MR. TRIAS: And what happens is there has  
8 to be a distinction between public and private, I  
9 think.  
10 MS. GELABERT-SANCHEZ: I think that would  
11 be correct. I agree with what you just said  
12 because even if you go to Page 4.5, it says, "At  
13 least one of the publicly accessible groups shall  
14 incorporate at least one public use such as  
15 dining, entertainment or private membership club."  
16 So the way that I read it is that it could  
17 be a private club and if I am not a member, it's  
18 accessible to members, but it is not accessible to  
19 me.  
20 MR. TRIAS: And that language should be  
21 cleared up. It needs to be clarified a little  
22 more.  
23 MS. GELABERT-SANCHEZ: Yes.  
24 MR. TRIAS: And I think your point is very  
25 well taken. What is missing is the clear classic

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1 open space required.  
2 MS. GELABERT-SANCHEZ: For public use and  
3 to ensure because I think again when we go back to  
4 why the form-based codes and regulating and to be  
5 able to create those civic and open spaces at  
6 ground level I think are critical and I think  
7 that's one of the strengths that the form-based  
8 code has and I think you are doing it. You are  
9 representing it and making sure that, in fact, it  
10 happens.  
11 MS. TREVARTHEN: It's a great comment and,  
12 as Victor was pointing out at the beginning of  
13 landscape on Page 4.4, the entire landscape  
14 requirement for the code is incorporated.  
15 These are only here to show where it  
16 deviates from the normal requirements.  
17 MS. PLATER-ZYBERK: Now, it's probably  
18 redundant, but we don't know what those are. So  
19 that's why the confusion.  
20 MR. TRIAS: The reality is that we have not  
21 gone far enough with the form-based requirements  
22 for landscape.  
23 We just incorporated one or two there of  
24 the conventional codes.  
25 So Victor and I will go over this.

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1 MS. PLATER-ZYBERK: And the paseo, does the  
2 paseo count?  
3 MR. TRIAS: Well, that is a good discussion  
4 point. I mean, what do you think? What do you  
5 recommend?  
6 Because clearly the paseos are public. I  
7 mean, certainly they are at ground level.  
8 Certainly they do not have gates.  
9 MR. BOHL: It's an urban place. So the  
10 plaza, the extent to which the street itself is a  
11 public space, and then the paseo is according to  
12 how it is articulated.  
13 MR. TRIAS: They are fully designed from  
14 building phase to building phase.  
15 MS. PLATER-ZYBERK: So one of the issues  
16 that might come up is security, nighttime  
17 security.  
18 I don't know if that is an issue for this  
19 project, but you could allow some percentage of  
20 the open space to be run according to the hours.  
21 MR. TRIAS: We have done that in some  
22 mixed-use projects; having some gates that are  
23 always open, but could be closed in theory.  
24 MS. PLATER-ZYBERK: And that is part of the  
25 mixed-use part of the development agreement, as to

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1 what the hours are.  
2 MR. DOVER: Do you think that that belongs  
3 in the form-based code purely specified?  
4 MR. TRIAS: Well, I think the development  
5 agreement is probably a better place.  
6 MS. PLATER-ZYBERK: Well, but you might be  
7 saying that the definition of public open space is  
8 that it is open; it's like a street.  
9 But that you might allow additional space;  
10 that additional space that can be controlled  
11 privately at various times could count.  
12 I think Ana is actually the better expert  
13 on this.  
14 MR. BOHL: The ground level public space is  
15 super important. We need to be very clear about  
16 how much of that there is and where it is, but it  
17 would not take away from the fact that all of the  
18 rooftop spaces that you are proposing to create,  
19 we do not do that anywhere else in Coral Gables  
20 and we want to see it and this is a good  
21 opportunity for it.  
22 So that's a good thing as well. I mean, we  
23 want to see that as well.  
24 MS. GELABERT-SANCHEZ: I think it's a great  
25 thing. I think it's great that the project

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1 includes both.  
2 I just want to make sure and I think that  
3 Victor and Ramon said that it's clear what is the  
4 percentage that is going to be allocated for real  
5 public access.  
6 MR. DOVER: And when it's essential to say  
7 so or show so, where.  
8 MS. GELABERT-SANCHEZ: And that it should  
9 be ground level in the plan if it's a percentage  
10 base because I know there might be some design  
11 tweaking as long as it's not reduced; that it is  
12 what the project calls for.  
13 I am probably going back to what you said  
14 on the paseos. I think if it's an open space, I  
15 think it's activated.  
16 I think what would be critical and that  
17 would be a question and it goes back to the first  
18 comment that we made, which is the habitable space  
19 that is not required; that there is no parking.  
20 I understand that because it's from the  
21 third to the seventh floor, but that it doesn't  
22 become a blank wall or doesn't become just display  
23 because then you can have a paseo with a blank  
24 wall. There is no parking, but if there is no  
25 activation, then it is not truly according to the

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1 intent.  
2 MR. TRIAS: Let me propose an answer to  
3 what you are saying and that is because we never  
4 had an architectural section in a form-based code  
5 just because most cities cannot have it. Then  
6 those issues tend to be directly dealt with.  
7 Here let's not forget that the last section  
8 is architecture and it has created very clearly  
9 the open areas and the columns in astonishing  
10 detail.  
11 So I think if we could make some connection  
12 to the code, maybe through linkages on those  
13 pictures more clearly, that would be very helpful.  
14 Again, you know, most cities cannot do  
15 this. Coral Gables is one of the very few that is  
16 able to show pictures of good buildings of the  
17 highest quality and say, "This is what we need."  
18 MS. GELABERT-SANCHEZ: Well, absolutely and  
19 I think it's a great draft and I think maybe you  
20 are getting a lot of comments just because it is  
21 and I am talking at this point not so much about  
22 the architecture, but as to the use.  
23 MR. DOVER: And habitable space.  
24 MS. GELABERT-SANCHEZ: And habitable space.  
25 MR. DOVER: So in addition to the

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1 specifications for the design of the storefront,  
2 the habitable space requirement.  
3 MS. GELABERT-SANCHEZ: Correct, and again  
4 that might be in the process here, but when I look  
5 at the dotted lines and I look at the garage that  
6 is proposed above it, it appears to kind of be the  
7 area where the dots are and then I just kind of  
8 wonder what is that facade and what is that height  
9 and what is that space going to be.  
10 And I think it might be just, I guess, just  
11 receiving comments and maybe elaborating to make  
12 sure that it's that great space that I think the  
13 form-based code can actually achieve.  
14 So I am just bringing that up.  
15 MR. DOVER: And so just to make sure I am  
16 following you, when you look at the difference  
17 between the Signature Street and plaza, for  
18 example, versus the downtown streets, that's one  
19 of the fundamental changes.  
20 So if you just turn your draft so that Page  
21 F plazas faces 3.8, faces G, downtown streets,  
22 3.10, you are like that (indicating).  
23 MS. GELABERT-SANCHEZ: Yes.  
24 MR. DOVER: And then look at the two  
25 diagrams you are going to see the differences in

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1 the habitable space requirements.  
2 MR. TRIAS: And I think Ana is concerned  
3 with having a storefront with not exactly anything  
4 interesting going on.  
5 MR. DOVER: Behind it.  
6 MR. TRIAS: We might want to explain it  
7 better.  
8 MS. GELABERT-SANCHEZ: Yes, and as I look  
9 at this elevation and I can see it, I guess I am  
10 looking at this one here and then when one is  
11 clear, but I am saying it's just a clarification  
12 to make sure.  
13 MR. TRIAS: Okay.  
14 MR. DOVER: I think we get it.  
15 MR. TRIAS: It's a very good point.  
16 MS. PLATER-ZYBERK: Let me step in and say  
17 that I think we said we would go until 5:00.  
18 MR. TRIAS: Yes.  
19 MS. PLATER-ZYBERK: That is right, and so  
20 it might be worth asking my colleagues, since we  
21 have all reviewed this document, how many other  
22 items would you have to review?  
23 I probably have about four others to  
24 review.  
25 Ana and Chuck?

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1 Could we make a little agenda for the last  
2 part of this meeting so that we can be sure to  
3 cover everything?  
4 MR. TRIAS: Please, go ahead.  
5 MS. PLATER-ZYBERK: So I, for one, will  
6 just run through. I would like to go through the  
7 summary of street text standards.  
8 I have a few comments there. I think this  
9 is in general very clear. It's a clearly  
10 presented and easy to use document.  
11 There are little questions along the way  
12 that if we don't get through them, I don't think  
13 it will be terribly bothersome to the end.  
14 Then I think we should spend a little bit  
15 of time on the architectural code.  
16 Chuck, how about you?  
17 MR. BOHL: I have just some notes on  
18 sections as well, just some notes that you can see  
19 the flexibility that was built into the code. So  
20 under the various street types, the fact that you  
21 have a variety of frontage options in many cases  
22 other than where you delineated, but you have  
23 frontage elements that the developer can choose  
24 from.  
25 You even have flexibility to build two

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1 lines in some cases. So it's good, good  
2 guidelines, but good flexibility built into it.  
3 I did wonder why you did not actually call  
4 street cross sections by a name rather than "Cross  
5 Section Plan A" rather than "Boulevard Option A."  
6 MS. PLATER-ZYBERK: Related back to the  
7 text that you had in the beginning.  
8 MR. DOVER: You are right.  
9 MS. PLATER-ZYBERK: Okay. So those will  
10 become regular city streets over this -- I have  
11 forgotten.  
12 MR. BOHL: There are like two options.  
13 MR. TRIAS: Names.  
14 MS. PLATER-ZYBERK: The signature street,  
15 the downtown street, the apartment and townhouse  
16 street, to use the same.  
17 MR. DOVER: Great point. I don't know why  
18 I did not.  
19 MS. PLATER-ZYBERK: Ana, do you have  
20 anything?  
21 MS. GELABERT-SANCHEZ: No.  
22 MS. PLATER-ZYBERK: Here is one item going  
23 to the summary of street type standards.  
24 Oh, wait. It's on Page 3.3. The 30,000  
25 square-foot floor plate maximum seems large to me.

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1 Is that corresponding to the proposed plan  
2 or is that a hypothetical?  
3 MR. TRIAS: Well, what would be a good  
4 number from your point of view?  
5 MS. PLATER-ZYBERK: So that is the specific  
6 kind of standard office plate that one has long  
7 heard is desired by the office development  
8 community and except for a few attorneys offices  
9 that might fill two or three floors, those are  
10 usually chopped up into smaller offices.  
11 So it's a kind of myth. It's an urban  
12 myth.  
13 MR. TRIAS: That's a great point.  
14 MS. PLATER-ZYBERK: And they are huge. I  
15 mean that is very big.  
16 MR. DOVER: They are chunky.  
17 MS. PLATER-ZYBERK: Yes.  
18 MR. DOVER: And we realize if you went all  
19 the way to that maximum, you probably are ---  
20 MR. TRIAS: And it's based on the office  
21 floor plan.  
22 MS. PLATER-ZYBERK: Yes.  
23 MR. TRIAS: So if you have a better  
24 suggestion, then ---  
25 MS. PLATER-ZYBERK: So I believe that we

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1 may have maintained that for offices in Miami 21,  
2 but we struggled to reduce that and I think that  
3 the residential one was reduced to eighteen or  
4 twenty.  
5 The somewhat svelter towers in Dadeland I  
6 think were 16,000 or 18,000 square feet.  
7 Vancouver limits it to 8,000 square feet  
8 and they are almost charming, if you could call a  
9 high-rise charming.  
10 MR. TRIAS: The office floor plan is the  
11 largest floor plan.  
12 MS. PLATER-ZYBERK: Yes.  
13 MR. DOVER: So it sounds like the  
14 applicant's current plan for their project, to  
15 survive should change.  
16 MR. TRIAS: Yes.  
17 MS. PLATER-ZYBERK: I would not allow any  
18 greater flexibility on this. If 25,000 is  
19 satisfying this project, I would keep it at that  
20 because if you think this is maybe setting a  
21 precedent ---  
22 MR. DOVER: Good point.  
23 MR. TRIAS: Very good point.  
24 MS. PLATER-ZYBERK: And I am not sure that  
25 you have a 30,000 square foot floor plan anywhere

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1 in downtown. I mean, that is something that you  
2 might study.  
3 I do think that some of the long  
4 residential high-rises on Coral Way that cast long  
5 shadows on their neighbors are in the low  
6 twenties.  
7 MR. TRIAS: Yes, yes.  
8 MS. PLATER-ZYBERK: So I think this is an  
9 important aspect of form-based coding.  
10 MR. TRIAS: I think that an inspection of  
11 the office may also be necessary.  
12 MS. PLATER-ZYBERK: And so although the  
13 form-based code typically gives freedom to tower  
14 and shape, I do think size is an issue.  
15 MR. BOHL: If you take the minimum on  
16 ceiling height, above the third floor you could  
17 have a 30,000 square foot with ceiling height. It  
18 doesn't sound very nice.  
19 MR. DOVER: I am not sure it would be nice  
20 at 25,000 square feet, but I hear your point.  
21 I think we just need to revise that.  
22 MR. TRIAS: Good point.  
23 MR. DOVER: So we will add it to our list  
24 and go back in the huddle form.  
25 What I meant to say was yes for that.

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1 MR. TRIAS: Good.  
2 MS. PLATER-ZYBERK: Small things. 3.5  
3 under miscellaneous: "All buildings must have a  
4 primary pedestrian entrance along the front  
5 facade."  
6 I am not sure that "front" is defined  
7 anywhere. You may want to.  
8 Maybe that is a street facade.  
9 And the 30,000 feet is recurring in these.  
10 MR. DOVER: Great.  
11 Did you get that, Jennifer?  
12 MS. GARCIA: Yes.  
13 MR. DOVER: Okay.  
14 MS. PLATER-ZYBERK: 3.9 under  
15 "Miscellaneous," the last sentence: "Upper level  
16 setbacks shall occur in buildings upfront."  
17 Historic landmarks. That may be key to  
18 something else, but I am not sure that there is  
19 not some more description of that to be. You  
20 know, does it step back at the height of the  
21 historic building or where? How does it do that?  
22 MR. DOVER: That is definitely the  
23 difference between F, Plazas, and the Signature  
24 Street is this setback feature and it is designed  
25 to relate to the single historic structure on the

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1 property in this case.  
2 But it is written here as if it takes in  
3 all the historic landmarks in the whole city.  
4 MS. PLATER-ZYBERK: It may be the setback  
5 on the seventh floor may be even lower for the  
6 historic building. I don't know.  
7 MR. TRIAS: I mean right now it is the  
8 seventh floor maximum. It could be lower, but  
9 certainly you could go to the seventh floor.  
10 MS. PLATER-ZYBERK: On Page 3.12 and 13, I  
11 think you will be impressed on how I have read  
12 every single word in this document, but  
13 "right-of-way," those two that are Plan A and Plan  
14 B should be named something else.  
15 One is a sixty-foot right-of-way with a  
16 wider pavement whereas the wider right-of-way, the  
17 seventy-foot right-of-way has a narrower pavement  
18 width and I could not tell if that was intentional  
19 because of which streets they were because I was  
20 not sure which ones A and B were.  
21 MR. DOVER: We will clarify that.  
22 MS. PLATER-ZYBERK: All right. You can  
23 clarify that.  
24 MR. DOVER: If you look at the plan  
25 diagrams on those two pages, Pages 12 and 13, you

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1 can basically see what is happening that is  
2 different between those two street types; and that  
3 is one has the wider sidewalk with one way  
4 circulation and the other has a narrow sidewalk  
5 and two-way circulation.  
6 MS. PLATER-ZYBERK: Right, but one might  
7 expect to do the narrower pavement and the  
8 narrower circulation.  
9 MR. DOVER: Of course.  
10 MS. PLATER-ZYBERK: Not necessarily, but I  
11 could not tell.  
12 MR. DOVER: Well, anyhow this is very site  
13 specific to their circulation.  
14 MS. PLATER-ZYBERK: Yes.  
15 MR. DOVER: That will be clearer when we  
16 get these A and B things matched to the map with  
17 the same names.  
18 MS. PLATER-ZYBERK: The line concerning an  
19 expert in townhouses with the type B allowed?  
20 MR. DOVER: I think that is an oversight.  
21 MS. PLATER-ZYBERK: And this is really like  
22 a typo.  
23 Suggestions? On Page 317, you have  
24 frontage element encroachment as a separate line  
25 and on Page 318 -- hold on a second. Oh, no.

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1 One has vertical clearance. That is a  
2 separate line.  
3 And the other one combines it with frontage  
4 elements. So you may just want to be consistent.  
5 MR. DOVER: You are right.  
6 MS. PLATER-ZYBERK: These are so small  
7 items.  
8 MR. DOVER: No, I am glad you pointed it  
9 out. I can't believe we missed that.  
10 MS. PLATER-ZYBERK: And 4.4.  
11 It's always easier if someone else does the  
12 editing.  
13 Parking under public right-of-way. The  
14 last paragraph, "Exhausts may be located" --  
15 actually air ventilation/exhaustion not allowed to  
16 obstruct sidewalks and other pedestrian spaces.  
17 Perhaps you should say "obstruct or exhaust  
18 onto," because it could be not obstructing the  
19 sidewalk and be blowing right on the pedestrians.  
20 MR. DOVER: Sure.  
21 MS. PLATER-ZYBERK: And "exhausts shall be  
22 located," instead of -- well, maybe not if you  
23 have already done it to "not exhaust onto  
24 sidewalks."  
25 In Miami 21 we said they had to exhaust at

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1 least eight feet above the sidewalk if they were  
2 going to be coming out of the wall, didn't we?  
3 MS. GELABERT-SANCHEZ: Yes.  
4 MR. DOVER: That makes a lot of sense.  
5 MS. PLATER-ZYBERK: And then, you know, I  
6 think this Mediterranean architectural code, the  
7 architectural standards are remarkable because  
8 they are such a useful guide, as someone who has  
9 been attempting to produce building facades using  
10 the historical prototypes.  
11 I think that just showing what a rich  
12 background there is in the city and how one can  
13 learn from it, including all the regulating lines  
14 you are showing, the proportions, the symmetries,  
15 and the great examples.  
16 But this would be useful for everyone in  
17 the City.  
18 MR. TRIAS: And I want to emphasize that  
19 this already is in the code. It's just that it's  
20 not explained in such detail. So it's not a new  
21 idea.  
22 MS. PLATER-ZYBERK: The goal is in there,  
23 yes. The intent is in the code, but not the  
24 instruction.  
25 MR. BOHL: It is not illustrated so

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1 clearly.  
2 MR. TRIAS: An example is an appropriate  
3 methodology.  
4 MR. BOHL: Back in 2002 when the School of  
5 Architecture was asked to focus directly on  
6 downtown, we heard a lot about Mediterranean  
7 architecture and ordinances and there was a  
8 disconnect between what people saw being built and  
9 they did not relate it to Mediterranean  
10 architecture and what they saw as the historic  
11 Mediterranean character of the City.  
12 We heard that from citizens, not just from  
13 architects.  
14 MR. TRIAS: Sure.  
15 MR. BOHL: And you could write an article  
16 on what part of the Mediterranean did you  
17 understand, to publish it in the local paper.  
18 So here it is illustrated and I think this  
19 is really at least a 2.0 version for the  
20 Mediterranean ordinance and I think it gives a  
21 whole better opportunity to produce much better  
22 Mediterranean architecture.  
23 MR. TRIAS: Just to summarize what we have  
24 done, what we have done is we have researched the  
25 original drawings of the buildings that are listed

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1 currently in the code.  
2 This is brand-new material that has not  
3 been available before. However, it's in storage  
4 in New Zealand and other places. So it's publicly  
5 accessible, but we have put it together in an  
6 illustrated manual. So that's the goal of this  
7 chapter.  
8 MS. PLATER-ZYBERK: So I had one tiny  
9 addition to it and actually this may be -- well, I  
10 am not sure that this is appropriate, but I was  
11 wondering whether the quarter sphere awning, the  
12 kind of globular awnings, would be considered  
13 correct or not.  
14 It's silent on that and I think there is  
15 one place where they are and they do not look too  
16 bad, which is the old San Michel Hotel.  
17 MR. DOVER: Right. That's the one that  
18 came to mind when you said that. They are matched  
19 up with arches.  
20 MS. PLATER-ZYBERK: Yes, but there are  
21 other instances where they are rather clumsy; not  
22 necessarily in our city, but in other places.  
23 So one might just consider whether those  
24 should be ---  
25 MR. DOVER: Well, an illustration of how to

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1 do it well would not hurt in here, would it?  
2 I wonder if the distinction of when to do  
3 it is to do it as a possible response to an arched  
4 opening as opposed to just putting quarter-sphere  
5 shaped things onto the flat facade or above  
6 rectangular.  
7 MS. PLATER-ZYBERK: But if it means the  
8 regular canopy awnings come out of an arch?  
9 MR. DOVER: Certainly. So that is not a  
10 bad idea at all.  
11 I would maybe do that by crowding this page  
12 a little and adding another example or by adding  
13 another page.  
14 MS. PLATER-ZYBERK: And so then there is  
15 one small note that might be confounding to some  
16 architects on Page 5.12 under Table 5.12,  
17 Composite for rules outlined in this table shall  
18 be correct portion of the chosen order including  
19 -- and it names the orders.  
20 I wonder whether that should make a  
21 reference to a particular treatise.  
22 MR. DOVER: Like one of the scholarly  
23 texts.  
24 MS. PLATER-ZYBERK: Yes, one of the texts  
25 because they do vary and maybe you just say such

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1 as. You don't want to be that specific.  
2 MR. TRIAS: I will tell you one nice thing  
3 about this is that it showed nine different  
4 versions of the ionic column, all very different.  
5 I mean this is a description.  
6 I think we can show some references.  
7 Originally one of the ideas is that the  
8 original Mediterranean buildings were based on  
9 very specific books, picture books.  
10 And I own some of them. I have them in my  
11 office and we could reference those original  
12 materials.  
13 They are not necessarily the classical  
14 treatises, but the actual references used by the  
15 architects of the 1940s. So we have that.  
16 MS. PLATER-ZYBERK: So maybe ---  
17 MR. DOVER: I wonder if the bibliography  
18 might be even more powerful if we gave more  
19 specificity here.  
20 MS. PLATER-ZYBERK: Yes.  
21 MR. TRIAS: Yes, because we know some of  
22 those specific references and we can just list  
23 them.  
24 We might want to do research.  
25 MR. DOVER: There are two ways to look at

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1 this. One is that it could be very, very  
2 specified in an architectural play book in trying  
3 to show people how to execute the play  
4 successfully, which would be a good reason to send  
5 them to specific references.  
6 The other reason is because it's not all  
7 that uncommon for this City to receive an  
8 application with traditional configurations - I am  
9 looking for the right word - simply done flat  
10 wrong.  
11 And so if we make it more specific here, I  
12 suppose we want to be able to prohibit wrong.  
13 If we include more bibliographic material  
14 and more guidance with the play book approach,  
15 it's because we are open to paradoxia in the way  
16 that it is.  
17 Do you see what I am getting at?  
18 So if our fear is that without listing  
19 which of the reference books to run, someone is  
20 going to bring us Tuscan done wrong and then we  
21 need to be specific.  
22 If our concern is that people who are  
23 wading into this and want to learn how to do it  
24 well don't know where to look for additional  
25 guidance beyond what is here --

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1 MS. PLATER-ZYBERK: Yes, that's right.  
2 MR. DOVER: -- then I think the  
3 bibliography approaches that.  
4 I mean, these are just two ways of  
5 approaching that.  
6 MR. TRIAS: And the bibliography may  
7 include the books that may be in the School of  
8 Architecture or may be in the library and those  
9 are books that I have.  
10 I have some of those books, too. I think  
11 they are accessible. They are the true references  
12 that were used when this architecture was  
13 developed.  
14 So we can work on that, the bibliography.  
15 MS. PLATER-ZYBERK: So have we exhausted  
16 our comments?  
17 MR. BOHL: A couple of caveats. Under  
18 shopfronts and signage, you have done a great job.  
19 MR. TRIAS: Which page?  
20 MR. BOHL: The second page.  
21 MS. GELABERT-SANCHEZ: 5.18.  
22 MR. BOHL: 5.18. So capturing the  
23 Mediterranean architectural language, you have  
24 done a great job with that.  
25 I worry a little bit about being a bit too

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1 restrictive on signage and allowing the expression  
2 of the shops and the brands and the merchandizing  
3 and the activation on the street and all of the  
4 kinds of interesting things that make shopping and  
5 dining in public space areas interesting.  
6 I mean, you get the appearance that the gap  
7 has to be chiseled in stone above the storefront.  
8 I know it's not intended, but having that  
9 flexibility for the retailers as to the  
10 merchandizing to occur, I think is important.  
11 I think you need to strike a balance on  
12 this.  
13 MR. DOVER: Do you think there is something  
14 too specific already listed here or that that is  
15 just the feeling people are going to get; that  
16 they are not going to see the flexibility?  
17 I am not quite sure I understand.  
18 MR. BOHL: Again, I understand it says that  
19 the signage shall enhance the Mediterranean  
20 character and shall be designed as part of a  
21 uniform signage plan.  
22 So that has to be determined, all right,  
23 what the uniform signage plan would be.  
24 MR. TRIAS: Yes.  
25 MR. BOHL: And then the purpose of this,

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1 basically of all advertising signs, et cetera, et  
2 cetera, cannot be used here. That sounds a little  
3 sweeping.  
4 MR. TRIAS: Yes, the code, as you know, is  
5 very restrictive already on signs and that's one  
6 of the issues that have been discussed with bids  
7 and I think that's an area where we can have some  
8 further discussion.  
9 MR. BOHL: When you think of great  
10 vernacular classical buildings in great cities  
11 like in Europe or in places like that, part of  
12 what makes it so interesting when they are really  
13 active places is that you have an Apple store and  
14 you have the modern brands and their expression  
15 there in those buildings.  
16 MR. DOVER: Piccadilly Circus is like that,  
17 right?  
18 MR. TRIAS: All right. Let me just say  
19 what I want to say, which is that we looked very,  
20 very hard for a road sign connecting points and  
21 the only picture we found with letters here is  
22 actually in the Coral Gables Elementary School.  
23 So it's not even a store. That was just an  
24 illustration we wanted to have there, but clearly  
25 that doesn't mean that's the only thing you can

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1 do.  
2 MR. BOHL: And also when you look at the  
3 original 1920s commercial buildings in downtown  
4 historical Coral Gables, you are going to see a  
5 whole wide variation in terms of signage and  
6 painted billboards and lighting.  
7 MR. TRIAS: But I think that the key  
8 component here is that signage is one of the  
9 requirements that will be improved by the City  
10 Commission as part of the process of the signage  
11 plan and that it has to be incorporated into the  
12 architecture. That is one of the messages that we  
13 wanted to convey.  
14 MS. PLATER-ZYBERK: One other small item  
15 under - well, I have forgotten where it is - the  
16 shopfronts, which is Page 5.16 in which you talk  
17 about durable materials. You note wood and  
18 masonry.  
19 Does masonry also mean stone in that  
20 definition or is it different?  
21 In other places you talk about stucco. So  
22 I think just clarifying would be good.  
23 MR. TRIAS: Okay. Very good.  
24 MR. DOVER: Okay. I am not sure we  
25 finished with what Chuck brought up.

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1 MR. BOHL: Yes. So the signage is not just  
2 to be incorporated into the architecture, right?  
3 MR. TRIAS: No. What I mean is that the  
4 board is to review signage for architectural  
5 design and that's not the way that things are  
6 anyway.  
7 So somehow we need to maybe explain that a  
8 little bit better because this is one single  
9 project. It's not an emergency type of regulation  
10 that we have to worry about too much.  
11 MR. BOHL: But the retailers will have a  
12 lot of ideas about how they would like to express  
13 themselves.  
14 MR. TRIAS: Yes. Merrick Park is going to  
15 change their frontage and they have some  
16 flexibility. So yes, we should.  
17 MR. DOVER: I say we should redo the  
18 paragraph in light of the things that you raised.  
19 Chuck, we can probably improve that  
20 sentence.  
21 MR. BOHL: Yes.  
22 MR. DOVER: And I would like to take a  
23 crack at it.  
24 MR. BOHL: I could not find anywhere in  
25 here for the submission of a sidewalk cafe, you

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1 know, and other things that might be able to occur  
2 within the public realm.  
3 MR. TRIAS: It's not allowed.  
4 MR. BOHL: Those words do not appear  
5 anywhere in the document.  
6 MR. DOVER: No.  
7 MR. BOHL: They are prohibited?  
8 MR. DOVER: Is that somewhere?  
9 MR. TRIAS: And it should be very clear.  
10 MS. PLATER-ZYBERK: You could out of the  
11 public realm.  
12 MR. TRIAS: Outdoor seating that we  
13 mentioned, like you mentioned. Outdoor seating  
14 like you mentioned, occupying the public realm  
15 with chairs and tables.  
16 MS. PLATER-ZYBERK: But that might be  
17 somewhere else in the City code.  
18 MR. TRIAS: It is, but it should be here,  
19 too.  
20 MR. DOVER: And it is potentially a place  
21 where in the bid it would be useful because I  
22 remember when the outdoor dining ordinance in  
23 Coral Gables was adopted. So in the years since  
24 we have had a lot of experience in living with  
25 that.

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1 MR. TRIAS: The issue is that the ordinance  
2 says that you can only have thirty percent of  
3 outdoor seating of the total seating area that you  
4 have. So that limits things significantly.  
5 So this may be a way to deal with this  
6 issue in a significant way.  
7 MR. BOHL: I would love to see a  
8 breakthrough in that area.  
9 MR. DOVER: Well, we are making  
10 breakthroughs everywhere else, Ramon.  
11 MR. TRIAS: That's true. Perhaps we should  
12 conclude and maybe have some public comment.  
13 MR. BOHL: Can we have concluding comments?  
14 MS. PLATER-ZYBERK: But I think that's a  
15 good idea. We have not asked for public comments.  
16 Then we can conclude after that.  
17 We have put everybody to sleep.  
18 Or are there any final comments from the  
19 designers?  
20 MR. GARCIA-SERRA: Well, this is a part of  
21 another step in the long journey that we have  
22 taken, but I think it's been a very helpful  
23 experience.  
24 All of the comments received today I think  
25 can be incorporated both into the code and into

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1 the project and we can continue along in this  
2 process.  
3 I don't know if there are any additional  
4 things about that you want to add, but we thank  
5 you so much for your time and we know it's not  
6 easy to take time out of your busy schedules to  
7 review something like this, but it really is of  
8 great value to us and we take it very seriously.  
9 So thank you very much. We appreciate it.  
10 MS. PLATER-ZYBERK: Anyone from the  
11 neighborhood?  
12 I notice at least one person here from the  
13 neighborhood.  
14 WOMAN FROM AUDIENCE: Good afternoon. I  
15 was not prepared to speak, but we had several  
16 meetings and thank you very much. You have been  
17 very willing to listen to us.  
18 There is an ad hoc committee formed by the  
19 entire community, in particular several members of  
20 the community, and for our part there is some  
21 concern.  
22 The traffic will attract a different type  
23 of retail, but in terms of the retail signs at the  
24 Agave Ponce, retail is like 147,000 square feet.  
25 Like 100,000 of that is amenities; you know, a

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1 juice bar, the health care, which is fine, but the  
2 true retail is at 241,000 square feet. That is  
3 comparable to Miracle Mile.  
4 So, you know, we have had conversations  
5 with him, talking about the different needs of the  
6 City.  
7 We believe that there is a big void in  
8 terms of having a convention center and we are not  
9 talking about a huge convention center, but just a  
10 convention center large enough to be able to  
11 accommodate 1,000 or 2,000 people.  
12 As it is, I think people that I have talked  
13 to will have events here already capped. One is a  
14 foundation. They cannot go anywhere else.  
15 You know, the country club over at the  
16 Biltmore only holds 350 people. Then the country  
17 club only holds 500 or so.  
18 So there is a real need for us to be able  
19 to attract different conferences, international  
20 conferences and host people from around the county  
21 to come to Coral Gables.  
22 So this is one of the areas.  
23 Palm Beach has been very successful. They  
24 have a conference center and their conference  
25 center is approximately 150,000 square feet.

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1 So this is one of the things that we are  
2 asking them to consider.  
3 I know others have been very successful in  
4 that their facilities have been remodeled.  
5 For example, the Hilton in Downtown is one  
6 such project. Jungle Island after the concluded  
7 renovation.  
8 And let me tell you, they are filled up  
9 almost every day of the year and they have  
10 luncheons and ballrooms and galas.  
11 So that is one thing that we are asking for  
12 them to consider, to reduce the amount of retail.  
13 Thank you.  
14 MS. PLATER-ZYBERK: That certainly sounds  
15 like good focus group information.  
16 WOMAN FROM THE AUDIENCE: And there are  
17 other things that I would be able happy to share  
18 at a later time. Thank you very much.  
19 MS. PLATER-ZYBERK: I don't think there is  
20 anything in this regulation that would prevent  
21 something like that from happening, but the  
22 designers would know better in terms of scale  
23 whether there is anything.  
24 They certainly would not be in that 30,000  
25 square feet.

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1 MR. TRIAS: Okay. Thank you very much.  
2 Unless we have any other thoughts, if you  
3 want to conclude?  
4 MS. PLATER-ZYBERK: I think there were some  
5 final comments from the panelists.  
6 MR. BOHL: Well, I will jump in.  
7 This is an extremely important location in  
8 the City that I think a lot of us people,  
9 residents of Coral Gables, have been hoping to see  
10 happen for a while, especially since the previous  
11 project could not go forward.  
12 And I think I want to commend first of all  
13 the planning director for putting together this  
14 combination and the applicant for the willingness  
15 to go through the process where there has been a  
16 peer review at the School of Architecture and now  
17 this panel's opportunity to review the form-based  
18 code proposal, but just the fact that you have  
19 enlisted Deborah Cole to do the form-based code is  
20 a real accomplishment.  
21 So what we have is an extremely important  
22 place in the City. We have a really beautifully  
23 done form-based code.  
24 We can do a little tweaking, but this is  
25 the gold standard. I mean, Deborah Cole happens

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1 to be in our backyard, but on a national basis  
2 this is a leading firm in form-based coding, not  
3 excepting the Dwight Brothers, but they are really  
4 a terrific firm.  
5 And you have RTKL, which is an incredibly  
6 talented architectural firm to carry out the  
7 project under this form-based code.  
8 So I think you have a great kind of  
9 alignment of opportunity here to carry out a  
10 potentially very successful project and  
11 potentially set a new standard for the future  
12 reform of the code within the City.  
13 MS. PLATER-ZYBERK: Thank you, Chuck.  
14 Ana?  
15 MS. GELABERT-SANCHEZ: I think I will  
16 concur with what Chuck said.  
17 I think you have a great team that you have  
18 assembled like Chuck said also; that the private  
19 development is willing to go through this and that  
20 this would serve as a pilot for the rest of the  
21 City.  
22 So I look forward to this being the first  
23 step as the City proceeds in creating a great  
24 streetscape and continuing the development of  
25 Coral Gables as a walkable city that I think we

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1 have all been talking about for so many years.  
2 And I think you have a great team and I  
3 would concur that you have a great firm that you  
4 have chosen to do the codes and I really look  
5 forward to seeing it implemented.  
6 And I would also like to thank you for the  
7 opportunity of providing the comments to some of  
8 the committee which are appropriately based on the  
9 experience that we can bring and share with you  
10 today. Thank you so much.  
11 MS. PLATER-ZYBERK: Thank you, Ana.  
12 I should just say to my two fellow  
13 panelists it may be worth reiterating that the  
14 goals I think have been shared by many for many  
15 years to make this a city of specific character  
16 and a place of welcoming walkability to its  
17 residents and many important businesses and  
18 visitors who are here.  
19 And this is really our first road map of  
20 how to get there after the first intentions of its  
21 founders and the first codes that set us on this  
22 path.  
23 I think we need to thank Ramon for deciding  
24 that one could clarify and articulate how that  
25 path can be taken.

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1 And, Victor, thank you and your firm for  
2 the good work to produce this. I hope it serves  
3 Agave well and that your project will succeed to  
4 such an extent that everyone else in the City will  
5 want to follow the same direction. Thank you.  
6 MR. TRIAS: Thank you very much.  
7 (Whereupon, at 4:58 p.m., the meeting was  
8 concluded.)  
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CERTIFICATE OF REPORTER

1  
2  
3 STATE OF FLORIDA  
4 COUNTY OF MIAMI-DADE SS:  
5  
6 I, the undersigned authority, hereby certify  
7 that the foregoing transcript, Pages 1 to and including  
8 132, inclusive, is a true and correct transcript of the  
9 meeting held before the Peer Review Committee of the  
10 City of Coral Gables, Florida, at the time and place  
11 stated in the caption thereof.  
12 I further certify that I am not of counsel to  
13 either of the parties to said cause or otherwise  
14 interested in the event thereof.  
15 IN WITNESS WHEREOF I hereunto set my hand and  
16 affix my official seal of office this 27th day of  
17 November 2014.  
18  
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25

  
MARION L. GNA, NOTARY PUBLIC  
STATE OF FLORIDA AT LARGE  
MY COMMISSION NO. FF-053903  
MY COMMISSION EXPIRES 10-4-2017



## **Mediterranean Village Staff Report Attachment E: Comparison of Existing Zoning Regulations and Mediterranean Village Form-Based Code**

The proposed form-based standards will focus on the shaping of public space between buildings. In contrast, current zoning provisions regulate maximum building height and FAR, and provide Board of Architects' review of other issues.

The proposed Mediterranean Village Form-Based Code includes many provisions that are not addressed in the existing PAD regulations, including:

- Development is regulated according to the form of public space rather than through conventional calculations such as Floor Area Ratio;
- Specific dimensional requirements are included for streetscape, street frontage, building form;
- Detailed dimensional standards are provided for Mediterranean architectural design;
- Includes mandatory Mediterranean Level 2 Bonus provisions;
- Requires a mix of uses, including residential;
- Additional height is permitted to allow for place-making features such as terminated vistas and public access;
- Requires rooftop public spaces;
- Requires the project to be LEED-ND certified;
- Requires a high level of pedestrian and bicycle support amenities;
- Requires garage liner on most upper floors facing major streets and public spaces;
- Reduces step-back requirements from less intense land uses;
- Larger maximum area for rooftop architectural appurtenances;
- Allows on-street parking to count towards total parking requirement;
- Allows for parking reductions based on shared parking and proximity to transit; and
- Limited locational criteria for Mediterranean Village PADs

The table on the following pages outlines the existing PAD Use requirements and Minimum Development Standards as outlined in the Zoning Code, and the Form-Based Code requirements that would replace them for the Mediterranean Village PAD project area.

*Comparison of Mediterranean Village Form-Based Code PAD to existing PAD standards:*

<b>Zoning Code Section</b>	<b>Provision</b>	<b>Existing PAD Requirements</b>	<b>Proposed Mediterranean Village Form-Based Code Requirements</b>
3-502.A.	Uses Permitted	Must Comply with Underlying Zoning	Must also be a Mix of Uses; Applicant must submit a Use Plan by block
3-502.B	When there are conflicts with underlying zoning, PAD standards apply	Underlying Zoning regulations and PAD regulations can be adjusted for the purpose of Public Benefit	Same as Existing PAD Requirements: Underlying Zoning regulations and PAD regulations can be adjusted for the purpose of Public Benefit
3-502.C.1.	Minimum Site Area	1 Acre	6 Acres
3-502.C.2.	Configuration of Lands	200' Lot Width min. 100' Lot Depth min.	Controlled by Street Type Plan and Regulating Plan
3-502.C.3.	FAR	Must comply with Future Land Use Map	Building Mass and Bulk controlled through Building Form Standards
3-502.C.4.	Density	Must comply with underlying Zoning District	Must comply with underlying Zoning District
3-502.C.5.	Transfer of Density	Does not allow transfer of density that is intrusive to existing SFR	Density and transitions to SFR regulated by form and by Street Type
3-502.C.6.	Landscape Open Space	20% of PAD site	20% - 30% of Lot based on Street Type
3-502.C.7.	Building height	Must comply with Land Use and Underlying Zoning District	Must comply with Land Use and Building Form Standards in FBC
3-502.C.8.a.	Architectural elements	Required on all facades	Specific Form-Based Requirements in Architectural Standards
3-502.C.8.b.	Buildings over 150' long	Must break up massing	Building Massing Composition Form-Based Requirements in Architectural Standards
3-502.C.8.c.	Parking Garage facades	Architectural Treatment	Requires habitable liner space on the majority of frontage onto Signature Streets and Plazas; Provides standards for architectural treatment for other unlined garage facades
3-502.C.8.d.	Paseos	Every 250' of block face	Maximum placement of 250' from side street; Specific Form-Based Requirements in Building Form Standards

<b>Zoning Code Section</b>	<b>Provision</b>	<b>Existing PAD Requirements</b>	<b>Proposed Mediterranean Village Form-Based Code Requirements</b>
3-502.C.8.e.	Pedestrian Entrances	Must face front or side property line	Primary pedestrian entrance requirements in Building Form Standards
3-502.C.9.	Perimeter and Transition	PAD must harmonize with adjacent land uses; maximum 45' height within 100' of ROW adjacent to residential	Controlled by Street Type Plan and Regulating Plan
3-502.C.10.	Minimum Street Frontage, Building Site, Lot Coverage, Setbacks	No minimum requirements	Controlled by Street Type Plan, Regulating Plan and Building Form Standards
3-502.C.11.	Platting / Replatting	Not required unless PZB or City Commission determines that it is in the public interest	Not required unless PZB or City Commission determines that it is in the public interest
3-502.C.12.	Facing of Buildings	Buildings may face a private street	Controlled by Street Type Plan and Regulating Plan
3-502.C.13.	Off-street parking and loading	Must comply w underlying Zoning District; common parking area permitted	Parking location controlled by Street Type Plan and Building Form Standards; Required Parking Count may include on-street and off-site spaces; Allows parking reductions based on a study; Loading locations and design controlled by Regulating Plan and Building Form Standards
3-502.C.14.	Boats and Recreational Vehicle Parking	Only permitted in enclosed garage	Only permitted in enclosed garage
3-502.C.15.	Accessory uses and structures	Permitted	Allows uses that are permitted in the underlying Zoning District and Land Use Classification
3-502.C.16	Signs	Must comply w underlying Zoning Requirements	Must comply w underlying Zoning Requirements; Additional Form-Based Requirements in Architectural Standards
3-502.C.17	Refuse and Service Areas	Must be designed to minimize impact	May not be located on street-facing facades
3-502.C.18	Private Streets and Drainage	Must comply with Public Works Standards for public streets and Florida Building Code standards for drainage	Street Design Addressed by Street Cross Sections regardless of Public or Private status; No unique drainage standards included

<b>Zoning Code Section</b>	<b>Provision</b>	<b>Existing PAD Requirements</b>	<b>Proposed Mediterranean Village Form-Based Code Requirements</b>
3-502.C.19	Ownership	Applicant must be owner; must submit a development agreement	Applicant must be owner; must submit a development agreement
3-502.C.20	Historic Landmark	Project must be compatible	Requires compliance w Zoning Code; first and second stories of all facades fronting historic buildings must be compatible; building must step back
3-502.C.21	Easements	City Commission may approve	City Commission may approve
3-502.C.22	Utilities	Must be installed underground	Must be installed underground
3-502.C.23	Mixed-Use	May include a mix of office, hotel, multi-family, and retail	Must be a Mix of at least four Uses, including residential; Applicant must submit a Use Plan by Street Type
3-502.C.24.a. 3-502.C.24.b. 3-502.C.24.c. 3-502.C.24.d. 3-502.C.24.e. 3-502.C.24.f. 3-502.C.24.g.	Property Owner's Association and the maintenance of common areas	Must be established for maintenance of common areas; Mandatory membership for all property owners; Responsible for liability insurance, local taxes, and maintenance; Property owners must pay share; If common areas are not maintained, City Commission has right to hire an outside maintenance company; Cost will be assessed and made a lien against properties; Common Areas shall be legally restricted, recorded, binding as covenant running with the land	Must be established for maintenance of common areas; Mandatory membership for all property owners; Responsible for liability insurance, local taxes, and maintenance; Property owners must pay share; If common areas are not maintained, City Commission has right to hire an outside maintenance company; Cost will be assessed and made a lien against properties; Common Areas shall be legally restricted, recorded, binding as covenant running with the land

<b>Additional Items Required by the Mediterranean Village Form-Based Code That Are Not Required by Existing PAD Regulations</b>
Street Types Plan and Regulating Plan
Context Analysis
Design Standards for plazas, paseos, and arcades
Pedestrian Open Space Plan Parking and Service Diagrams
LEED-ND Certification
Permitted Uses Plan according to Street Type
Mandatory Mediterranean Bonus Level 2
High-quality materials

<b>Additional Items Required by the Mediterranean Village Form-Based Code That Are Not Required by Existing PAD Regulations</b>
Transit Improvement Plan and Transit Contributions
Public Art Plan providing greater quantity and quality of Public Art than required in the Coral Gables Code.
Innovative Parking Strategies, including shared parking, electric vehicle charging stations, and bicycle parking and support facilities
Traffic Study and Neighborhood Improvement Plan to mitigate impacts
Requirements for Parking Under Right-of-Way
Landscape Requirements
Activated Rooftops
Graphically clear, instructive Mediterranean Architectural Standards



## **Mediterranean Village Staff Report Attachment F: Parking Analysis**

Downtown Coral Gables has high-intensity, mixed-use buildings and an interconnected, fine-grain network of streets. This urban context provides substantial opportunities for walking, biking, riding the Coral Gables Ponce de Leon trolley and the City of Miami Coral Way trolley, and using Metrobus and Metrorail to get around. It is also a prime “park once” environment, therefore justifying shared parking reductions.

A key strategy towards becoming a sustainable, pedestrian-friendly community is adjusting parking requirements to account for mixed-use, multi-modal urban development. This is cited as a priority by leading urban planning professionals at the American Planning Association, Smart Growth America, and the Congress for the New Urbanism.

The City’s Comprehensive Plan also supports alternative parking strategies for urban areas:

*Policy MOB-3.1.1. The City shall research various parking strategies and policies for consideration and possible adoption that may include one or more of the following:*

- *Quality pedestrian connections between the parking facility and the initial destination and secondary destination(s), and City trolley.*
- *Support a “park once” effort, whereas parking patrons become a “pedestrian” or “transit rider” between the City’s downtown, adjoining retail centers, business attractors, employment center and the University of Miami.*
- *Continue research on the use of shared parking for destinations for public facilities or the overall parking system.*

Coral Gables’ competitive advantage for attracting new development is its strong sense of place. This sense of place could be dramatically improved if a greater portion of buildings was devoted to human spaces rather than automobile spaces. Applying suburban parking ratios to urban buildings results in large parking garage podiums, and increases the mass and bulk of buildings.

### **Mediterranean Village Innovative Parking Strategies**

The Mediterranean Village Form-Based Code introduces parking strategies that address Coral Gables’ urban context. The following regulations are incorporated into the Mediterranean Village Form-Based Code and reduce the burden of excess parking, and ultimately improve “sense of place”:

1. Allow for shared parking reductions.
2. Allow for transit-oriented development reductions.
3. Allow for payment into a Trolley Trust Fund in lieu of parking spaces.
4. Allow on-street parking to count towards the project parking requirement.



## **Shared Parking: How Does it Work?**

Shared Parking means that parking spaces are shared by more than one user, which allows parking facilities to be used more efficiently. Shared Parking takes advantage of the fact that most parking spaces are only used part time by a particular motorist or group, and many parking facilities have a significant portion of unused spaces, with utilization patterns that follow predictable daily, weekly and annual cycles. For example, in a mixed use building with office, restaurant, and retail uses, the office parking will be most utilized during the workday, while the restaurant and retail parking will be most used at night and on the weekends. Shared Parking reductions calculate the total parking needed for all uses at the peak hour and peak day of the week, and allow the excess spaces to be eliminated from the required parking.

## **Coral Gables Parking Requirements Compared to South Florida Municipalities**

The City of Coral Gables currently has the highest parking requirements amongst major South Florida municipalities, including Miami, Fort Lauderdale, and West Palm Beach. Of the cities studies, the parking requirements in Coral Gables are only exceeded by the City of Pinecrest, a suburban, auto-oriented community along US 1. In addition, the City of Coral Gables currently does not provide parking reductions or shared parking for mixed-use projects or transit-oriented developments. Please see Table 1: Parking Requirement Analysis below for a detailed comparison.

As shown in Table 1, if the Mediterranean Village project as proposed in December 2014 used the existing Coral Gables parking requirements, approximately 3,283 parking spaces would be required. This may be a reasonable amount of parking in a suburban context such as Pinecrest, but it may not adequately address the urban context of downtown Coral Gables. Under the Mediterranean Village Form-Based Code, parking strategies allow the project to provide 2,446 parking spaces, an amount of parking that is still higher than the minimum required parking in the urban areas of the cities of Miami, Fort Lauderdale, and West Palm Beach.

**Table 1: Parking Requirement Analysis**

Urban Village PAD Proposed Program*		Parking Requirement by City					
		Coral Gables	Miami (T6)	Ft. Lauderdale (Transitional Mixed-Use)	West Palm Beach (City Center)	Pinecrest	South Miami (Hometown District)
Townhouse	15 units	2/unit	1.5/unit + 1 visitor/ 10 units	1.2/unit	1.5/unit	2.5 /unit + 1 guest/ 4 units	2/unit
2 Bedroom Apt	128 units	1.75/unit					2/unit + 1 visitor/ 10 units
3 Bedroom Apt	86 units	2.25/unit					
Hotel	184 units	1.125/unit	0.5/unit + 1 visitor / 15 units	60% of 1/unit	1/unit + 1/5 units for employees + 1/100 sf of mtg space	1/unit +1	1/unit + 2 spaces (reception)
Office	314,000 sf	1/300 sf	3/1000 sf	60% of 1/250 sf	1/400 sf	1/250 sf	1/250 sf (includes req. ground floor retail)
Retail	242,000 sf	1/250 sf	3/1000 sf	60% of 1/250 sf	1/300 sf	1/250 sf	1/300 sf
Restaurant	29,000 sf	12/1,000 sf	3/1000 sf	60% of 1/100 sf	1/100 sf	1/50 sf for patron use: plus 1/250 sf other****	1/100 sf
Daycare	12,000 sf	1/100 sf	1 dropoff space/child + 1/staff member****	60% of 1/325 sf	No parking required - accessory use	1/800 sf	1/250 sf
Cinema	32,000 sf	1/300 sf	3/1000 sf	60% of 1 for 3 seats****	1/300 sf	1 for 4 seats****	1 for 4 seats****
<b>Required Spaces**</b>		<b>3,283</b>	<b>2,453</b>	<b>2,023</b>	<b>2,673</b>	<b>3,508</b>	<b>3,173</b>
<b>w/ Shared Parking Reduction***</b>		None Available (under current Zoning Code)	2,131	Varies based on parking study	2,177	None Available	2,538
<b>Other Incentives</b>		Off-Site permitted (under current Zoning Code)	On-Street Counted	Off-Site Permitted; No Parking Requirement in Downtown	On-Street Counted; Payment in lieu	None Available	On Street Counted; Payment in lieu

\*Numbers are for comparison purposes only and are based on a zoning analysis provided in the applicant's PZB submittal package dated December 2, 2014

\*\* Numbers shown are the base parking requirements before any special parking reductions, such as shared parking, transit-oriented development, remote parking, municipal trust find, etc.

\*\*\* Shared Parking Calculations based on regulations outlined in each municipality's zoning code.

\*\*\*\* Unknown quantity. For the purposes of this comparison, the Coral Gables parking requirement is used as a placeholder.



**Mediterranean Village Staff Report  
Attachment G: Comprehensive Plan Consistency**

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-1.4.3.</b> Historic sites shall be identified and protected, and performance standards for development and sensitive reuse of historic resources shall be established.	Complies
5.	<b>Policy FLU-1.6.1.</b> Coordinate with State, regional, county and local agencies to ensure mutual cooperation in the development of all appropriate resources planning and management plans prepared pursuant to Chapter 380, F.S. as amended. The City will continue to monitor all other local governments’ activities when notice is provided. The City will continue to provide notice as required to other local governments and agencies on upcoming large development projects. The City will continue to work closely with the South Florida Regional Planning Council, Miami-Dade County School Board and the State Department of Community Affairs on regional issues. The City will continue to maintain mutual aid agreements with other local governments with reference to fire service, police and disaster preparedness.	Complies
6.	<b>Objective FLU-1.7.</b> When amendments to the Zoning Code are processed, discourage the proliferation of urban sprawl by including a regulatory framework for encouraging future infill and redevelopment	Complies

Ref. No.	CP Goal, Objective and Policy	Staff Review
	within existing developed areas. In drafting the infill/redevelopment program, the City shall coordinate public and private resources necessary to initiate needed improvements and/or redevelopment within these areas.	
7.	<b>Objective FLU-1.9.</b> Encourage sound innovation in the development standards of the City's Zoning Code which provides a continuing process to respond to community needs.	Complies
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>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
10.	<b>Goal FLU-3.</b> The City as a part of its development review process shall engage public/community participation and collaboration to provide for a transparent development review process.	Complies
11.	<b>Policy FLU-3.2.1.</b> Entities requesting changes in land use and zoning for property that adjoins a single-family residential district or neighborhood shall provide ample opportunities for input into the land use process which may include one or more of the following: additional public notice via regular mail, electronic mail, establishment of website, etc; completion of neighborhood meetings; establishment of point of contact.	Complies
12.	<b>Policy FLU-3.2.2.</b> The Planning Department, when receiving a development proposal for property that adjoins a single-family residential district, shall facilitate the contact and discussion between applicant and known organized neighborhood groups and neighborhood associations to provide the opportunity to resolve potential neighborhood issues prior to City review at public hearings. The necessity to complete further collaboration and consensus decision making to mitigate or resolve identified issues may be conducted by the City's Planning Department or outside mediation services such as the South Florida Regional Planning Council, Institute for Community Collaboration.	Complies
13.	<b>Goal DES-1.</b> Maintain the City as a livable city, attractive in its setting and dynamic in its urban character.	Complies
14.	<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
15.	<b>Policy DES-1.1.2.</b> Provide for rigorous design guidelines, standards, and	Complies

Ref. No.	CP Goal, Objective and Policy	Staff Review
	review processes via the City's Zoning Code that ensure high quality design of buildings and spaces.	
16.	<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
17.	<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
18.	<b>Policy DES-1.1.6.</b> Maintain the character of the residential and nonresidential districts, and their peculiar suitability for particular uses.	Complies
19.	<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
20.	<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
21.	<b>Policy DES-1.2.3.</b> Provide for design guidelines, standards, incentives, development bonuses, and review processes via the City's Zoning Code that promote the design of buildings and spaces consistent with the City's historic Mediterranean appearance.	Complies
22.	<b>Objective HOU-1.5.</b> Support the infill of housing in association with mixed use development.	Complies
23.	<b>Policy HOU-1.5.2.</b> Encourage residential mixed use as a means of increasing housing supply within the Downtown/Central Business District/Mixed Use Development Overlay Area, thereby promoting increase in commercial and retail activity, increased use of transit, reduction of auto dependency, in association with minimizing visual and physical impacts of nearby lower density areas.	Complies
24.	<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
25.	<b>Policy MOB-1.1.1.</b> Promote mixed use development to provide housing and commercial services near employment centers, thereby reducing the	Complies

Ref. No.	CP Goal, Objective and Policy	Staff Review
	need to drive.	
26.	<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
27.	<b>Policy MOB-1.1.3.</b> Locate higher density development along transit corridors and near multimodal stations.	Complies
28.	<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
29.	<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
30.	<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
31.	<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> </ul> Improve the visual attractiveness of the urban and residential areas.	Complies
32.	<b>Policy MOB-2.8.2.</b> The City in its development of the downtown and and/or central business district shall promote the installation of landscaping within the rights-of-way and private properties since the urban fabric will be transformed into a significant urban center as build-out continues pursuant to the established Comprehensive Plan.	Complies
33.	<b>Policy MOB-3.1.1.</b> The City shall research various parking strategies and policies for consideration and possible adoption that may include one or more of the following... Continue research on the use of shared parking	Complies

Ref. No.	CP Goal, Objective and Policy	Staff Review
	for destinations for public facilities or the overall parking system.	
34.	<p><b>Policy GRN-1.3.3.</b> By 2011, the City will research and develop provisions within Zoning Code that will encourage development of LEED (or similar) certified buildings including but not limited to the examination of the following:</p> <ul style="list-style-type: none"> <li>• Heat Island reduction via the following: <ul style="list-style-type: none"> <li>○ Reduction in building heat gain through the use of green roofs that will encourage planting trees and plants on roof top gardens.</li> <li>○ White roofs (white reflective roofing).</li> <li>○ Increased open space.</li> </ul> </li> <li>• Use of local materials, certified sustainable wood products and/or highly recycled content products.</li> <li>• Energy efficient equipment/fixtures.</li> <li>• Water saving fixtures.</li> <li>• Solar and wind energy provisions.</li> <li>• Waste management and recycling.</li> <li>• Rainwater harvesting.</li> <li>• Pervious paver alternatives.</li> <li>• Building orientation overhangs.</li> <li>• “Dark skies” lighting strategies.</li> </ul>	Complies
35.	<b>Policy GRN-1.3.6.</b> Continue promotion of mixed use, research creation of transit oriented development design standards.	Complies
36.	<b>Policy GRN-1.3.8.</b> The City will strive to reduce greenhouse gas emissions by continuing to implement efficient, compact, pedestrian-friendly land use planning and zoning initiatives with the goal of lowering automobile vehicle miles traveled and vehicle hours traveled while increasing energy efficiency. Vehicle hours traveled is recognized as a means of reducing driver delay while also reducing excess fuel consumption in congested traffic.	Complies
37.	<b>Policy GRN-1.4.3.</b> The City as a part of its development review process shall promote increasing the tree canopy and if necessary, reexamine the City’s land development regulations to require additional measures to contribute to increasing the collective tree canopy of the City.	Complies
38.	<b>Policy GRN-1.9.1.</b> As a long term plan, the City will seek to adopt Leadership in Energy and Environmental Design (LEED) Neighborhood Development standards and create funding for educating the public about green development principles.	Complies



## Mediterranean Village Staff Report Attachment H: Review Timeline / PZB Public Notification and Comments

The proposal has undergone the following City and neighborhood reviews with public involvement:

Type of Review	Date	Public Notice	Result of Review
<b>Development Review Committee:</b> Mediterranean Village Planned Area Development	04/11/14	<ul style="list-style-type: none"> <li>• Posting at City Hall</li> <li>• Posting on website</li> </ul>	<ul style="list-style-type: none"> <li>• Comments provided</li> <li>• Project revised</li> </ul>
<b>City Commission:</b> Informational Presentation on Mediterranean Village Planned Area Development and Mediterranean Village Form-Based Code	06/13/14	<ul style="list-style-type: none"> <li>• Posting at City Hall</li> <li>• Posting on website</li> </ul>	<ul style="list-style-type: none"> <li>• Comments provided</li> <li>• Proposed code revised</li> </ul>
<b>Board of Architects:</b> Informational Presentation on Mediterranean Village Planned Area Development	07/23/14	<ul style="list-style-type: none"> <li>• Posting at City Hall</li> <li>• Posting of property</li> <li>• Posting on website</li> </ul>	<ul style="list-style-type: none"> <li>• Comments provided</li> <li>• Project revised</li> </ul>
<b>Planning and Zoning Board:</b> Informational Presentation on Mediterranean Village Form-Based Code	08/13/14	<ul style="list-style-type: none"> <li>• Posting at City Hall</li> <li>• Public notice letter: 1,000 ft</li> <li>• Posting of property</li> <li>• Newspaper ad</li> <li>• Posting on website</li> </ul>	<ul style="list-style-type: none"> <li>• Comments provided</li> <li>• Proposed code revised</li> </ul>
<b>Neighborhood Informational Meeting:</b> (Hosted by Agave Ponce, required by Code) Informational presentation on Mediterranean Village Planned Area Development	09/17/14	<ul style="list-style-type: none"> <li>• Public notice letter: 1,000 ft</li> </ul>	<ul style="list-style-type: none"> <li>• Comments provided</li> <li>• Neighborhood improvements plan revised</li> </ul>
<b>Expert Panel Review:</b> Mediterranean Village Planned Area Development project	09/19/14	<ul style="list-style-type: none"> <li>• Posting at City Hall</li> <li>• Email invitation to stakeholders</li> </ul>	<ul style="list-style-type: none"> <li>• Comments provided</li> <li>• Project revised</li> </ul>
<b>Board of Architects:</b> Preliminary Review of Overall Project Concept	11/05/14	<ul style="list-style-type: none"> <li>• Posting at City Hall</li> <li>• Posting of property</li> <li>• Posting on website</li> </ul>	<ul style="list-style-type: none"> <li>• Approval with Condition that Applicant study an arcade along Ponce de Leon Boulevard</li> </ul>
<b>Expert Panel Review:</b> Mediterranean Village Form-Based Code	11/21/14	<ul style="list-style-type: none"> <li>• Posting at City Hall</li> <li>• Email invitation to stakeholders</li> </ul>	<ul style="list-style-type: none"> <li>• Comments provided</li> <li>• Proposed code revised</li> </ul>
<b>Planning and Zoning Board:</b> Comprehensive Plan Text and Map Amendments, Zoning Code Text Amendment (Mediterranean Village Form-Based Code)	12/10/14	<ul style="list-style-type: none"> <li>• Posting at City Hall</li> <li>• Public notice letter: 1,000 ft</li> <li>• Posting of property</li> <li>• Newspaper ad</li> </ul>	TBD



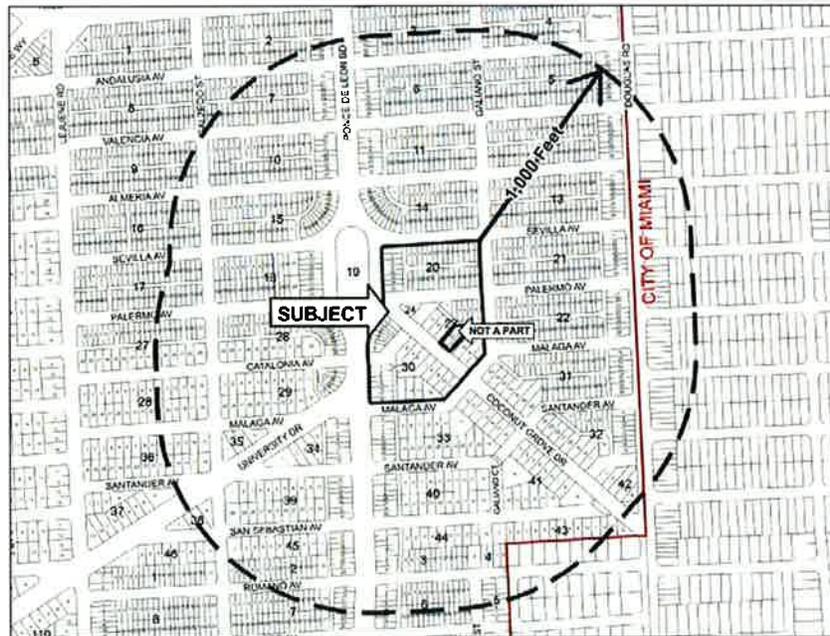
Type of Review	Date	Public Notice	Result of Review
		• Posting on website	
<b>Historic Preservation Board:</b> Informational Presentation	12/18/14	In progress	TBD
<b>City Commission: 1<sup>st</sup> Reading</b> Comprehensive Plan Text and Map Amendments, Zoning Code Text Amendment (Mediterranean Village Form-Based Code)	01/06/14	In progress	TBD
<b>City Commission: 2<sup>nd</sup> Reading</b> Comprehensive Plan Text and Map Amendments, Zoning Code Text Amendment (Mediterranean Village Form-Based Code)	TBD	In progress	TBD

**Public Notice for December 10, 2014 Planning and Zoning Board Meeting**

The Applicant completed the mandatory neighborhood meeting on 09.17.14 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 boundary of the proposed Comprehensive Plan map amendments (see following 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 657 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 on the following pages.

1. 11.26.14 Legal notice published.
2. 11.26.14 Courtesy notice mailed to all property owners within 1,000 feet of the project boundary.
3. 12.05.14 Posting at City Hall.

**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	9/17/14
Courtesy notification - 1,000 feet of the property	11/26/14
Posting of property	11/26/14
Legal advertisement	11/26/14
Posted agenda on City web page/City Hall	12/5/14
Posted Staff report on City web page	12/5/14





## City of Coral Gables, Florida Notice of Public Hearing

<b>City Public Hearing Dates/Times</b>	<b>Local Planning Agency (LPA)/ Planning and Zoning Board Wednesday, December 10, 2014, 6:00 – 9:00 p.m.</b>
<b>Location</b>	<b>City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida, 33134</b>

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

Items 1 through 3 are related.

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

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

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

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

*(PUBLISH DATE: November 26, 2014)*



# City of Coral Gables Courtesy Public Hearing Notice

December 10, 2014



<b>Applicant:</b>	<b>Agave Ponce, LLC</b>
<b>Application:</b>	<b>Comprehensive Plan Text Amendment, Change of Land Use, and Zoning Code Text Amendment</b>
<b>Property:</b>	<b>2801, 2901, and 3001 Ponce de Leon Boulevard, Coral Gables, Florida</b>
<b>Public Hearing - Date/Time/ Location:</b>	<b>Local Planning Agency/Planning and Zoning Board, December 10, 2014, 6:00 – 9:00 p.m., City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida, 33134</b>

**PUBLIC NOTICE** is hereby given that the City of Coral Gables, Florida, Local Planning Agency (LPA)/ Planning and Zoning Board (PZB) will conduct a Public Hearing on December 10, 2014 on the following application at the Coral Gables City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida:

1. *An Ordinance of the City Commission of Coral Gables, Florida requesting an amendment to the Future Land Use Map of the City of Coral Gables Comprehensive Plan pursuant to Zoning Code Article 3, "Development Review," Division 15, "Comprehensive Plan Text and Map Amendments," and Small Scale Amendment procedures (S.163.3187, Florida Statutes), changing the boundaries between Commercial Low-Rise Intensity, Commercial Mid-Rise Intensity and Commercial High-Rise Intensity Land Use designations on property generally bounded by Sevilla Avenue on the north, Malaga Avenue on the south, Ponce de Leon Boulevard on the west and Galiano Street on the east, and generally known as 2801, 2901, and 3001 Ponce de Leon Boulevard, Coral Gables, Florida as shown on Exhibit "A" and legally described on Exhibit "B;" providing for severability, repealer and an effective date. (LPA review)*
2. *An Ordinance of the City Commission of Coral Gables, Florida requesting an amendment to the text of the City of Coral Gables Comprehensive Plan, Future Land Use Element, Policy FLU-1.1.3, "Table FLU-2. Commercial Land Uses," pursuant to expedited State review procedures (S.163.3184, Florida Statutes) and Zoning Code Article 3, "Development Review," Division 15, "Comprehensive Plan Text and Map Amendments;" amending the "Commercial High-Rise Intensity," "Commercial Mid-Rise Intensity," and "Commercial Low-Rise Intensity" Land Use Classifications to provide that (A) residential use shall be permitted and (B) intensity shall be controlled by a Planned Area Development plan instead of by Floor Area Ratio, in a project developed in accordance with the Mediterranean Village Form-Based Code; and further amending the "Commercial High-Rise Intensity" Land Use Classifications to provide that, in such*

*a Mediterranean Village project, additional height may be granted for specified uses or architectural embellishment; providing for severability, repealer and an effective date. (LPA Review)*

3. *An Ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code, by amending Article 3, "Development Review," Division 5, "Planned Area Development," to create Section 3-510, "Mediterranean Village Form-Based Code," with form-based development standards that modify and supplement the existing Planned Area Development standards and criteria to allow appropriate infill and redevelopment in urbanized areas if certain minimum requirements are met; and amending Appendix A, "Site Specific Zoning Regulations," Section A-36 "Crafts Section," by removing Section A-36.B.5. regarding the use, design and number of stories for development in Block 20; providing for severability, repealer, codification and an effective date. (PZB Review)*

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

Sincerely,

*City of Coral Gables, Florida*



## City of Coral Gables, Florida Notice of Public Hearing

<b>City Public Hearing Dates/Times</b>	<b>Local Planning Agency (LPA)/ Planning and Zoning Board Wednesday, December 10, 2014, 6:00 – 9:00 p.m.</b>
<b>Location</b>	<b>City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida, 33134</b>

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

Items 1 through 3 are related.

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

providing for severability, repealer, codification and an effective date.

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

Ramon Trias  
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*(POSTED DATE: December 5, 2014)*

**CITY OF CORAL GABLES, FLORIDA**

**ORDINANCE NO. \_\_\_\_\_**

AN ORDINANCE OF THE CITY COMMISSION OF CORAL GABLES, FLORIDA REQUESTING AN AMENDMENT TO THE FUTURE LAND USE MAP OF THE CITY OF CORAL GABLES COMPREHENSIVE PLAN PURSUANT TO ZONING CODE ARTICLE 3, "DEVELOPMENT REVIEW," DIVISION 15, "COMPREHENSIVE PLAN TEXT AND MAP AMENDMENTS", AND SMALL SCALE AMENDMENT PROCEDURES (SS.163.3187, FLORIDA STATUTES), CHANGING THE BOUNDARIES BETWEEN COMMERCIAL LOW-RISE INTENSITY, COMMERCIAL MID-RISE INTENSITY AND COMMERCIAL HIGH RISE INTENSITY LAND USE DESIGNATIONS ON PROPERTY GENERALLY BOUNDED BY SEVILLA AVENUE ON THE NORTH, MALAGA AVENUE ON THE SOUTH, PONCE DE LEON BOULEVARD ON THE WEST AND GALIANO STREET ON THE EAST, AND GENERALLY KNOWN AS 2801, 2901, AND 3001 PONCE DE LEON BOULEVARD, CORAL GABLES, FLORIDA AS SHOWN ON EXHIBIT "A" AND LEGALLY DESCRIBED ON EXHIBIT "B;" PROVIDING FOR SEVERABILITY, REPEALER AND AN EFFECTIVE DATE.

**WHEREAS**, an application was submitted requesting a change of land use to change the boundaries between Commercial Low-Rise Intensity, Commercial Mid-Rise Intensity and Commercial High-Rise Intensity land use designations on property generally bounded by Sevilla Avenue on the North, Malaga Avenue on the South, Ponce de Leon Boulevard on the West and Galiano Street on the East, and generally known as 2801, 2901, and 3001 Ponce de Leon Boulevard, Coral Gables, Florida, as shown on Exhibit "A" and legally described on Exhibit "B;" and,

**WHEREAS**, a project referred to as a "Mediterranean Village" consisting of destination retail, entertainment, hotel, office, multi-family, and townhouse uses is proposed to be constructed on the subject property, and the project requires new land use classifications; and,

**WHEREAS**, the proposed changes of land use are being submitted concurrently with a Comprehensive Plan Text Amendment, and a Zoning Code Text Amendment for the project referred to as "Mediterranean Village;" and, [LATER: a Planned Area Development site plan review, and a Vacation of an Alleyway]

**WHEREAS**, Staff finds that the procedures for reviewing and recommending a proposed change of land use are provided in Zoning Code Article 3, "Development Review," Division 15, "Comprehensive Plan Text and Map Amendments," and that the proposed land use map amendments have met those criteria and standards; and,



**WHEREAS**, in advance of public hearing consideration, the City's staff analysis and recommendation are available for inspection at City of Coral Gables Planning Department and City Clerk's office and available on the City's Web page at [www.coralgables.com](http://www.coralgables.com) for easy retrieval; and,

**WHEREAS**, after notice of public hearing duly published and notifications of all property owners of record within one thousand (1,000) feet, a public hearing was held before the Planning and Zoning Board/Local Planning Agency of the City of Coral Gables on December 10, 2014, at which hearing all interested persons were afforded the opportunity to be heard; and,

**WHEREAS**, at the December 10, 2014 Planning and Zoning Board meeting, the Planning and Zoning Board/Local Planning Agency recommended \_\_\_\_\_ of the proposed land use plan map amendments (vote: \_\_\_\_); and,

**WHEREAS**, the City Commission held a public hearing on \_\_\_\_\_, 2014, at which hearing all interested persons were afforded an opportunity to be heard and this application for change of land use was approved on first reading (vote: \_\_\_\_); and,

**WHEREAS**, public hearings have been completed as indicated herein by the Coral Gables City Commission in consideration of a request to change the land use pursuant to Florida Statutes, and including careful consideration of written and oral comments by members of the public.

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

**SECTION 1.** The foregoing "WHEREAS" clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Ordinance upon adoption hereof.

**SECTION 2.** The Applicant's request for Comprehensive Plan Map Amendments pursuant to Zoning Code Article 3, "Development Review," Division 15, "Comprehensive Plan Text and Map Amendments," changing the boundaries between Commercial Low-Rise Intensity, Commercial Mid-Rise Intensity and Commercial High-Rise Intensity land use designations on property generally bounded by Sevilla Avenue on the North, Malaga Avenue on the South, Ponce de Leon Boulevard on the West and Galiano Street on the East, as shown on Exhibit "A" and legally described on Exhibit "B," both Exhibits as attached hereto and incorporated herein by this reference, are hereby approved.

**SECTION 3.** All ordinances or parts of ordinances that are inconsistent or in conflict with the provisions of this Ordinance are repealed.

**SECTION 4.** If any section, part of section, paragraph, clause, phrase or word of this Ordinance is declared invalid, the remaining provisions of this Ordinance shall not be affected.

**SECTION 5.** This Ordinance shall become effective upon the date of its adoption herein.

PASSED AND ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2014.

APPROVED:

JIM CASON  
MAYOR

ATTEST:

WALTER J. FOEMAN  
CITY CLERK

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

CRAIG E. LEEN  
CITY ATTORNEY

*a Mediterranean Village project, additional height may be granted for specified uses or architectural embellishment; providing for severability, repealer and an effective date. (LPA Review)*

3. *An Ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code, by amending Article 3, "Development Review," Division 5, "Planned Area Development," to create Section 3-510, "Mediterranean Village Form-Based Code," with form-based development standards that modify and supplement the existing Planned Area Development standards and criteria to allow appropriate infill and redevelopment in urbanized areas if certain minimum requirements are met; and amending Appendix A, "Site Specific Zoning Regulations," Section A-36 "Crafts Section," by removing Section A-36.B.5. regarding the use, design and number of stories for development in Block 20; providing for severability, repealer, codification and an effective date. (PZB Review)*

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

Sincerely,

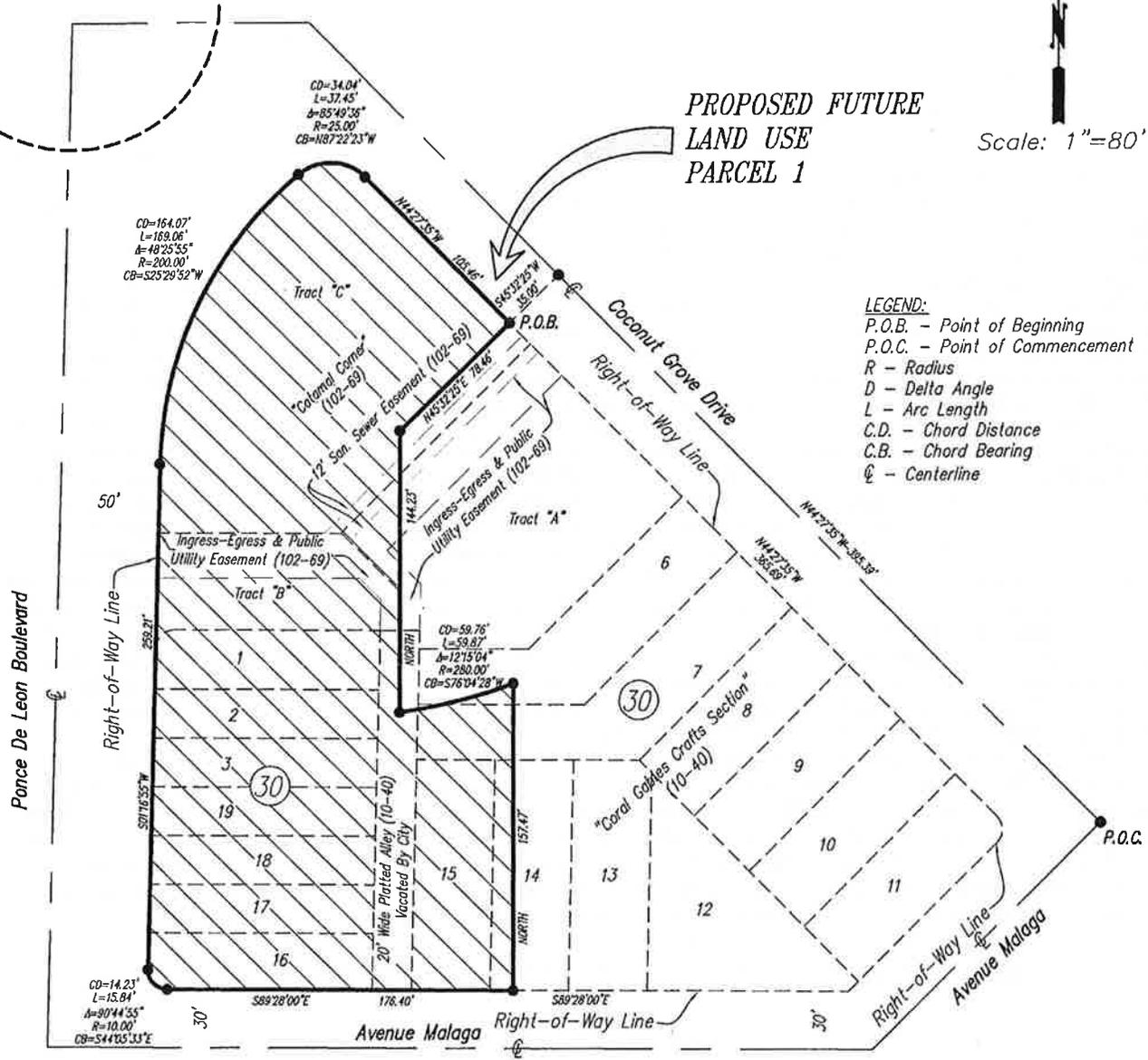
*City of Coral Gables, Florida*

Exhibit A: Boundary Map





# SKETCH TO ACCOMPANY LEGAL DESCRIPTION PROPOSED FUTURE LAND USE PARCEL 1



**LEGEND:**  
 P.O.B. - Point of Beginning  
 P.O.C. - Point of Commencement  
 R - Radius  
 Δ - Delta Angle  
 L - Arc Length  
 C.D. - Chord Distance  
 C.B. - Chord Bearing  
 CL - Centerline

**NOTE:**

1. Bearings shown hereon relate to an assumed bearing (N44°27'35"E) along the centerline of Coconut Grove Drive.
2. See Sheet 2 for Legal Description.

Prepared For: Agave Ponce LLC

*Schwebke-Shiskin & Associates, Inc.*  
 LAND SURVEYORS • ENGINEERS • LAND PLANNERS

(LB-87)

3240 CORPORATE WAY, MIRAMAR, FLORIDA 33025 DADE:(305) 652-7010 BROWARD:(954) 435-7010 FAX:(305) 652-8284



THIS IS NOT A "LAND SURVEY."  
 ORDER NO.: 203474  
 DATE: NOV. 17, 2014  
 SHEET 1 OF 2 SHEET(S) F.B.: N.A.

PREPARED UNDER MY SUPERVISION:  
 \_\_\_\_\_  
 MARK STEVEN JOHNSON SECRETARY/TREAS.  
 FLORIDA PROF. LAND SURVEYOR NO. 4775

### SKETCH TO ACCOMPANY LEGAL DESCRIPTION PROPOSED FUTURE LAND USE PARCEL 1

LEGAL DESCRIPTION:

PROPOSED FUTURE LAND USE PARCEL 1

Tract "B", a portion of Tract "A" and "C", "CATAMAL CORNER," according to the Plat thereof, as recorded in Plat Book 102 at Page 69, of the Public Records of Miami-Dade County, Florida, together with Lots 1, 2, 3, 15, 16, 17, 18, 19, portions of Lots 6, 7, 14 and that certain portion of the 20' Wide Platted Alley, all located within Block 30, "CORAL GABLES CRAFTS SECTION," according to the Plat thereof, as recorded in Plat Book 10 at Page 40, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows;

Commence at the centerline intersection of Coconut Grove Drive and Avenue Malaga as shown on the aforementioned plat of "CORAL GABLES CRAFTS SECTION;" thence run North 44 degrees 27 minutes 35 seconds West, along the centerline of Coconut Grove Drive, for a distance of 395.39 feet to a point; thence run South 45 degrees 32 minutes 25 seconds West for a distance of 35.00 feet to the POINT OF BEGINNING of the following described parcel of land; thence run North 44 degrees 27 minutes 35 seconds West, along the Southwesterly right-of-way line of Coconut Grove Drive, for a distance of 252.12 feet to a Point of Curvature of a circular curve concave to the South; thence run Westerly along the arc of a circular curve to the left, having a radius of 25.00 feet, a central angle of 85 degrees 49 minutes 35 seconds, a chord distance of 34.04 feet through a chord bearing of North 87 degrees 22 minutes 23 seconds West for an arc distance of 37.45 feet to a Point of Reverse Curvature with a circular curve concave to the Southeast (said last course being coincident with the Northerly boundary line of the aforementioned Tract "C"); thence run Southerly along the arc of a circular curve to the left, having a radius of 200.00 feet; a central angle of 48 degrees 25 minutes 55 seconds, a chord distance of 164.07 feet through a chord bearing of South 25 degrees 29 minutes 52 seconds West, for an arc distance of 169.06 feet to a Point of Tangency (said last course being coincident with the Easterly right-of-way line of Ponce De Leon Boulevard); thence run South 01 degrees 16 minutes 55 seconds West for a distance of 259.21 feet to a Point of Curvature of a circular curve concave to the Northeast (said last course being coincident with the Easterly right-of-way line of Ponce De Leon Boulevard); thence run Easterly along the arc of a circular curve to the left, having a radius of 10.00 feet, a central angle of 90 degrees 44 minutes 55 seconds, a chord distance of 14.23 feet through a chord bearing of South 44 degrees 05 minutes 33 seconds East, for an arc distance of 15.84 feet to a Point of Tangency; thence South 89 degrees 28 minutes 00 seconds East, along the Northerly right-of-way line of Avenue Malaga, for a distance of 176.40 feet; thence North for a distance of 157.47 feet to a point on a curve; thence Southwesterly along the arc of a circular curve to the right, having a radius of 280.00 feet, a central angle of 12 degrees 15 minutes 04 seconds, a chord distance of 59.76 feet through a chord bearing of South 76 degrees 04 minutes 28 seconds West, for an arc distance of 59.87 feet; thence North for a distance of 144.23 feet; thence North 45 degrees 32 minutes 25 seconds East a distance of 78.46 feet to the POINT OF BEGINNING, lying and being in Section 17, Township 54 South, Range 41 East, City of Coral Gables, Miami-Dade County, Florida.

Said parcel of land contains 60,419 square feet, more or less (1.39 acres, more or less).

NOTE:

Bearings shown hereon relate to an assumed bearing (N44°27'35"E) along the centerline of Coconut Grove Drive. See Sheet 1 for Sketch To Accompany Legal Description.

Prepared For: Agave Ponce LLC

*Schwabke-Shiskin & Associates, Inc.*  
LAND SURVEYORS • ENGINEERS • LAND PLANNERS

(LB-87)

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PREPARED UNDER MY SUPERVISION:

DATE: NOV. 17, 2014

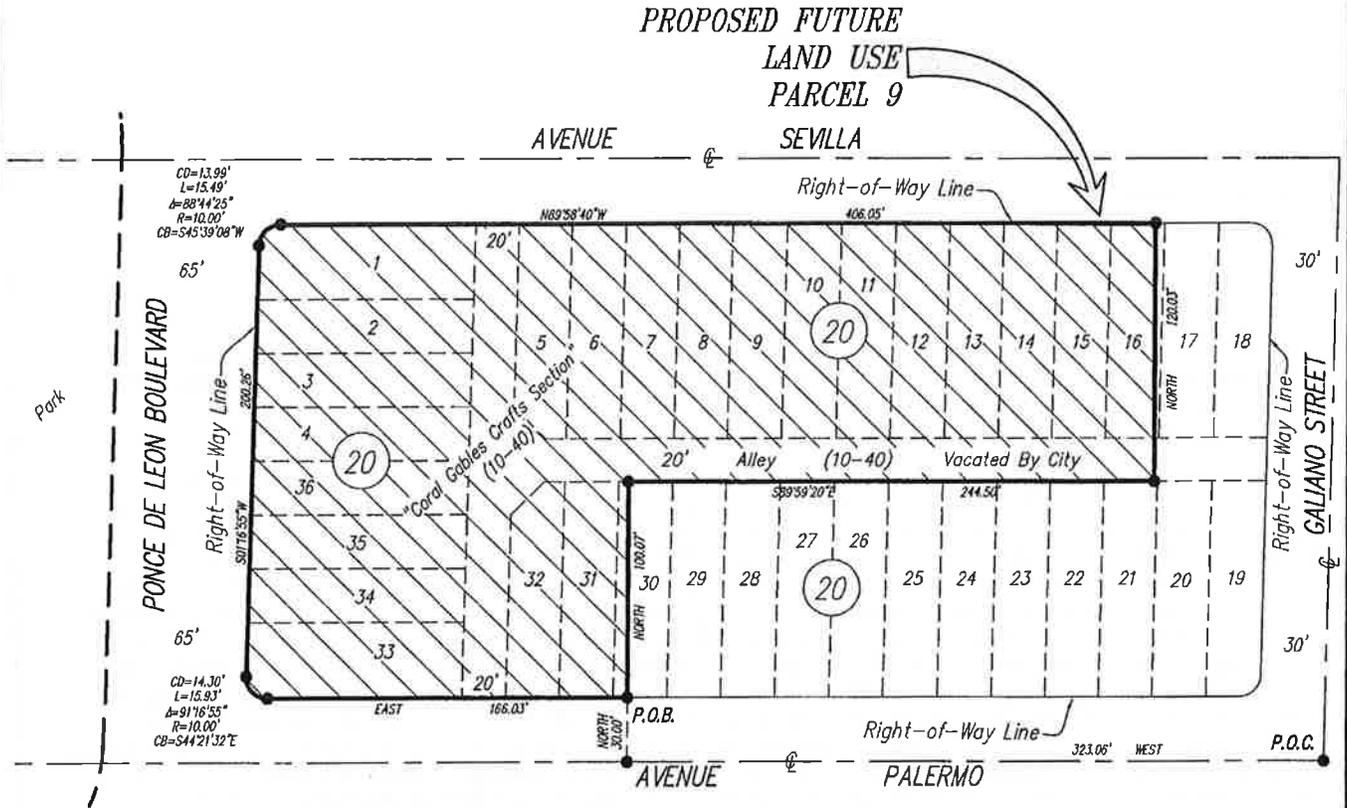
SHEET 2 OF 2 SHEET(S)

F.B.: N.A.

MARK STEVEN JOHNSON SECRETARY/TREAS.  
FLORIDA PROF. LAND SURVEYOR NO. 4775

## SKETCH TO ACCOMPANY LEGAL DESCRIPTION PROPOSED FUTURE LAND USE PARCEL 9

Scale: 1"=80'



- NOTE:
1. Bearings shown hereon relate to an assumed bearing (West) along the centerline of Avenue Palermo.
  2. See Sheet 2 for Legal Description.
  3. Ⓢ denotes Centerline.

Prepared For: Agave Ponce LLC

*Schwebke-Shiskin & Associates, Inc.* (LB-87)  
 LAND SURVEYORS • ENGINEERS • LAND PLANNERS

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 SHEET 1 OF 2 SHEET(S) F.B.: N.A.

PREPARED UNDER MY SUPERVISION:  
 \_\_\_\_\_  
 MARK STEVEN JOHNSON SECRETARY/TREAS.  
 FLORIDA PROF. LAND SURVEYOR NO. 4775

**SKETCH TO ACCOMPANY LEGAL DESCRIPTION  
PROPOSED FUTURE LAND USE PARCEL 9**

**LEGAL DESCRIPTION:**

**PROPOSED FUTURE LAND USE PARCEL 9**

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 31, 32, 33, 34, 35, 36, portion of Lots 16, 30, and that certain portion of the 20' Wide Platted Alley, all located within Block 20, "CORAL GABLES CRAFTS SECTION," according to the Plat thereof, as recorded in Plat Book 10 at Page 40, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows;

Commence at the centerline intersection of Avenue Palermo and Galiano Street as shown on the aforementioned plat of "CORAL GABLES CRAFTS SECTION;" thence run West, along the centerline of Avenue Palermo, for a distance of 323.06 feet to a point; thence run North for a distance of 30.00 feet to the POINT OF BEGINNING of the following described parcel of land; thence North for a distance of 100.07 feet; thence South 89 degrees 59 minutes 20 seconds East for a distance of 244.50 feet; thence North for a distance of 120.03 feet; thence North 89 degrees 58 minutes 40 seconds West, along the Southerly right-of-way line of Avenue Sevilla, for a distance of 406.05 feet to a point of curvature; thence Southerly along the arc of a circular curve to the left, having a radius of 10.00 feet, a central angle of 88 degrees 44 minutes 25 seconds, a chord distance of 13.99 feet through a chord bearing of South 45 degrees 39 minutes 07 seconds West, for a arc distance of 15.49 feet to a point of tangency; thence South 01 degrees 16 minutes 55 seconds West for a distance of 200.26 feet to a point of curvature; thence Southerly along the arc of a circular curve to the left, having a radius of 10.00 feet, a central angle of 91 degrees 16 minutes 55 seconds, a chord distance of 14.30 feet through a chord bearing of South 44 degrees 21 minutes 32 seconds East for a arc distance of 15.93 feet to a point of tangency; thence East a distance of 166.03 feet to the POINT OF BEGINNING, said parcel lying and being in Section 17, Township 54 South, Range 41 East, City of Coral Gables, Miami-Dade County, Florida.

Said parcel of land contains 67,576 square feet, more or less (1.55 acres, more or less)

**NOTE:**

Bearings shown hereon relate to an assumed bearing (West) along the centerline of Avenue Palermo. See Sheet 1 for Sketch To Accompany Legal Description.

Prepared For: Agave Ponce LLC

*Schwebke-Shiskin & Associates, Inc.*  
LAND SURVEYORS • ENGINEERS • LAND PLANNERS

(LB-87)

3240 CORPORATE WAY, MIRAMAR, FLORIDA 33025 DADE:(305) 652-7010 BROWARD:(954) 435-7010 FAX:(305) 652-8284



THIS IS NOT A "LAND SURVEY."

ORDER NO.: 203474

PREPARED UNDER MY SUPERVISION:

DATE: NOV. 17, 2014

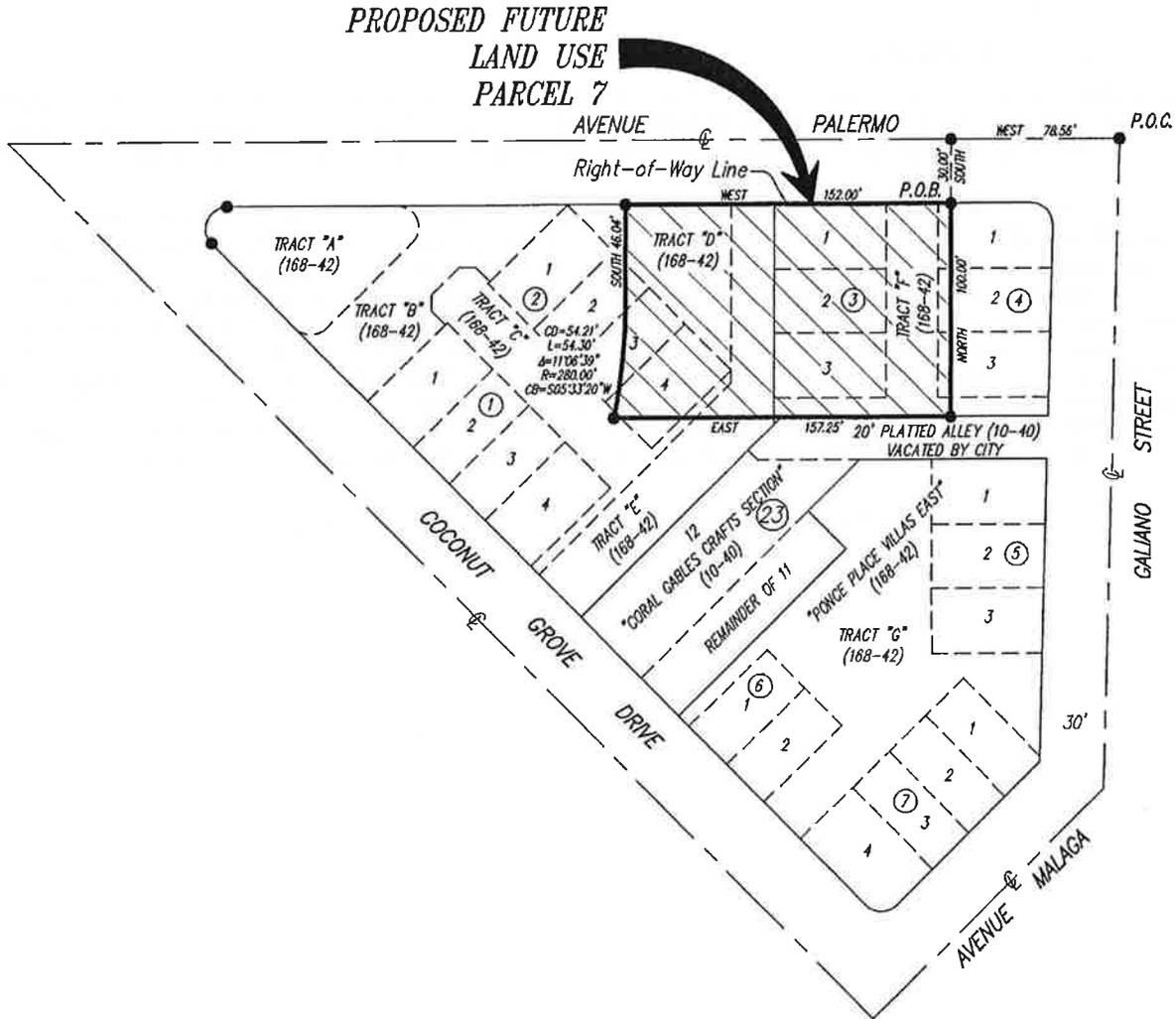
SHEET 2 OF 2 SHEET(S)

F.B.: N.A.

MARK STEVEN JOHNSON SECRETARY/TREAS.  
FLORIDA PROF. LAND SURVEYOR NO. 4775

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION PROPOSED FUTURE LAND USE PARCEL 7

Scale: 1"=80'



**NOTE:**

1. Bearings shown hereon relate to an assumed bearing (N44°27'35"E) along the centerline of Coconut Grove Drive.
2. See Sheet 2 for Legal Description.
3. ☉ denotes Centerline.

Prepared For: Agave Ponce LLC

*Schwelke-Shiskin & Associates, Inc.*  
 LAND SURVEYORS • ENGINEERS • LAND PLANNERS

(LB-87)

3240 CORPORATE WAY, MIRAMAR, FLORIDA 33025 DADE:(305) 652-7010 BROWARD:(954) 435-7010 FAX:(305) 652-8284



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ORDER NO.: 203474

PREPARED UNDER MY SUPERVISION:

DATE: NOV. 17, 2014

SHEET 1 OF 2 SHEET(S)

F.B.: N.A.

MARK STEVEN JOHNSON SECRETARY/TREAS.  
 FLORIDA PROF. LAND SURVEYOR NO. 4775

**SKETCH TO ACCOMPANY LEGAL DESCRIPTION  
PROPOSED FUTURE LAND USE PARCEL 7**

**LEGAL DESCRIPTION:**

**PROPOSED FUTURE LAND USE PARCEL 7**

Lots 1, 2 and 3 of Block 3, a portion of lots 1, 2 and 3 of Block 4, a portion of lots 3 and 4 of Block 2, a portion of Tracts "C", "D" and "E", PONCE PLACE VILLAS EAST, according to the Plat thereof, as recorded in Plat Book 168 at Page 42, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows;

Commence at the centerline intersection of Galiano Street and Avenue Palermo as shown on the aforementioned plat of "PONCE PLACE VILLAS EAST" thence run West, along the centerline of Avenue Palermo, for a distance of 78.56 feet to a point; thence run South for a distance of 30.00 feet to a point on the Southerly right-of-way line of said Avenue Palermo and the POINT OF BEGINNING of the following described parcel of land; thence West, along the Southerly right-of-way line of Avenue Palermo, for a distance of 152.00 feet; thence South for a distance of 46.04 feet to a point of curvature; thence Southerly along the arc of a circular curve to the right, having a radius of 280.00 feet, a central angle of 11 degrees 06 minutes 39 seconds, a chord distance of 54.21 feet through a chord bearing of South 05 degrees 33 minutes 20 seconds West, for a arc distance of 54.30 feet; thence East for a distance of 157.25 feet; thence North for a distance of 100.00 feet to the POINT OF BEGINNING, said parcel lying and being in Section 17, Township 54 South, Range 41 East, City of Coral Gables, Miami-Dade County, Florida.

Said parcel of land contains 15,293 square feet, more or less (0.35 acres, more or less)

**NOTE:**

Bearings shown hereon relate to an assumed bearing (West) along the centerline of Avenue Palermo. See Sheet 1 for Sketch To Accompany Legal Description.

Prepared For: Agave Ponce LLC

*Schwabke-Shiskin & Associates, Inc.*  
LAND SURVEYORS • ENGINEERS • LAND PLANNERS

(LB-87)

3240 CORPORATE WAY, MIRAMAR, FLORIDA 33025 DADE:(305) 652-7010 BROWARD:(954) 435-7010 FAX:(305) 652-8284



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ORDER NO.: 203474

PREPARED UNDER MY SUPERVISION:

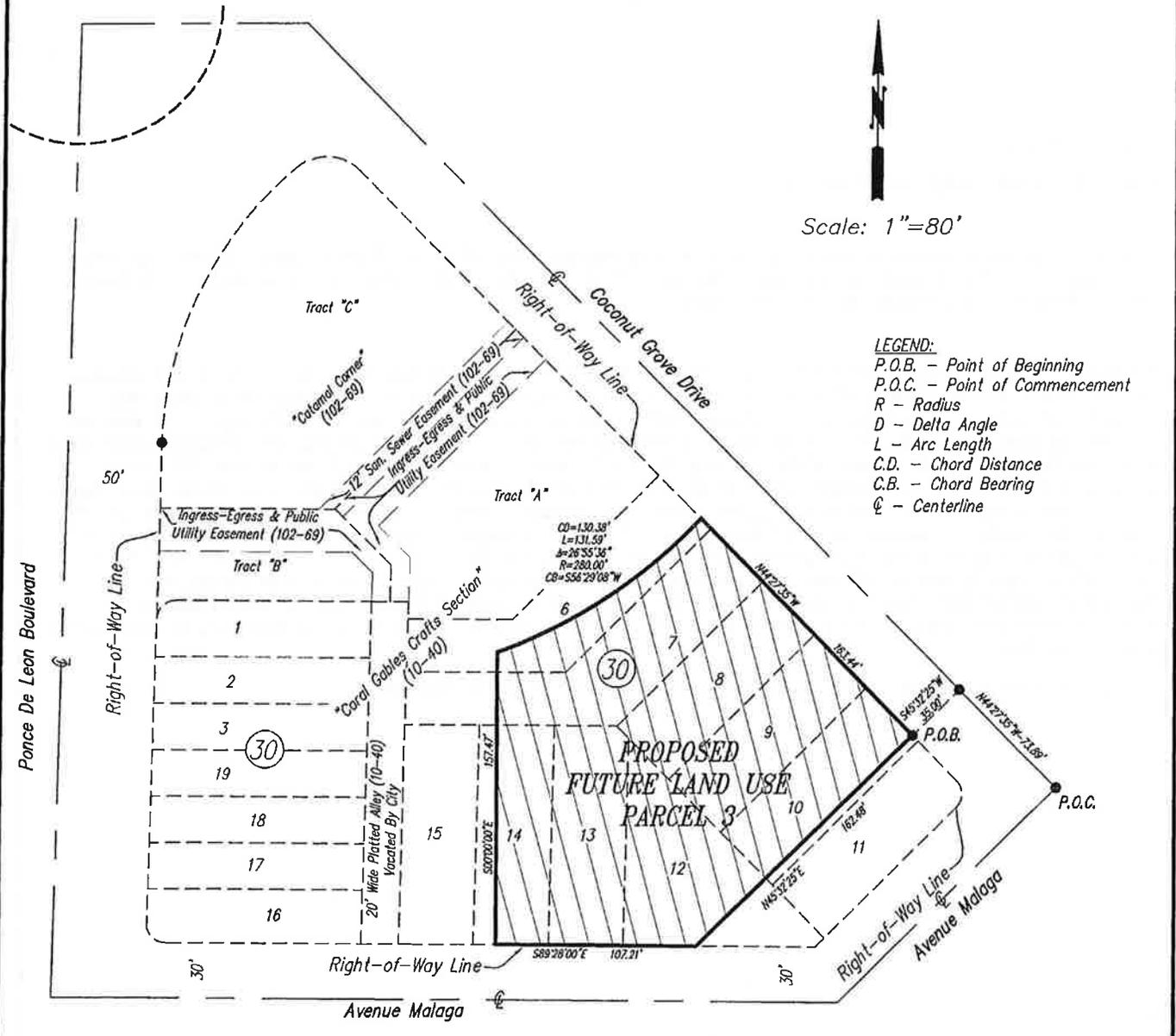
DATE: NOV. 17, 2014

SHEET 2 OF 2 SHEET(S)

F.B.: N.A.

MARK STEVEN JOHNSON SECRETARY/TREAS.  
FLORIDA PROF. LAND SURVEYOR NO. 4775

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION PROPOSED FUTURE LAND USE PARCEL 3



NOTE:  
 1. Bearings shown hereon relate to an assumed bearing (N44°27'35"E) along the centerline of Coconut Grove Drive.  
 2. See Sheet 2 for Legal Description.

Prepared For: Agave Ponce LLC

*Schwabke-Shiskin & Associates, Inc.* (LB-87)  
 LAND SURVEYORS • ENGINEERS • LAND PLANNERS

3240 CORPORATE WAY, MIRAMAR, FLORIDA 33025 DADE:(305) 652-7010 BROWARD:(954) 435-7010 FAX:(305) 652-8284

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 ORDER NO.: 203474  
 DATE: NOV. 17, 2014  
 SHEET 1 OF 2 SHEET(S)  
 F.B.: N.A.

PREPARED UNDER MY SUPERVISION:  
 MARK STEVEN JOHNSON SECRETARY/TREAS.  
 FLORIDA PROF. LAND SURVEYOR NO. 4775

**SKETCH TO ACCOMPANY LEGAL DESCRIPTION  
PROPOSED FUTURE LAND USE PARCEL 3**

**LEGAL DESCRIPTION:**

**PROPOSED FUTURE LAND USE PARCEL 3**

Lots 8, 9, 13 and a portion of Lots 6, 7, 10, 12 and 14, located within Block 30, "CORAL GABLES CRAFTS SECTION," according to the Plat thereof, as recorded in Plat Book 10 at Page 40, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows;

Commence at the centerline intersection of Coconut Grove Drive and Avenue Malaga as shown on the aforementioned plat of "CORAL GABLES CRAFTS SECTION;" thence run North 44 degrees 27 minutes 35 seconds West, along the centerline of Coconut Grove Drive, for a distance of 73.89 feet to a point; thence run South 45 degrees 32 minutes 25 seconds West for a distance of 35.00 feet to a point on the Southwesterly right-of-way line of said Coconut Grove Drive and the POINT OF BEGINNING of the following described parcel of land; thence North 44 degrees 27 minutes 35 seconds West, along the Southwesterly right-of-way line of Coconut Grove Drive, for a distance of 163.44 feet; thence Southwesterly along the arc of a circular curve to the right, having a radius of 280.00 feet, a central angle of 26 degrees 55 minutes 36 seconds, a chord distance of 130.58 feet through a chord bearing of South 56 degrees 29 minutes 08 seconds West, for a arc distance of 1131.59 feet; thence South for a distance of 157.47 feet; thence South 89 degrees 28 minutes 00 seconds East, along the Northerly right-of-way line of Avenue Malaga, for a distance of 107.21 feet; thence North 45 degrees 32 minutes 25 seconds East a distance of 162.48 feet to the POINT OF BEGINNING, said parcel lying and being in Section 17, Township 54 South, Range 41 East, City of Coral Gables, Miami-Dade County, Florida.

Said parcel of land contains 33,519 square feet, more or less (0.77 acres, more or less)

**NOTE:**

Bearings shown hereon relate to an assumed bearing (N44°27'35"E) along the centerline of Coconut Grove Drive. See Sheet 1 for Sketch To Accompany Legal Description.

Prepared For: Agave Ponce LLC

*Schwelbke-Shiskin & Associates, Inc.*  
LAND SURVEYORS • ENGINEERS • LAND PLANNERS

(LB-87)

3240 CORPORATE WAY, MIRAMAR, FLORIDA 33025 DADE:(305) 652-7010 BROWARD:(954) 435-7010 FAX:(305) 652-8284



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ORDER NO.: 203474

PREPARED UNDER MY SUPERVISION:

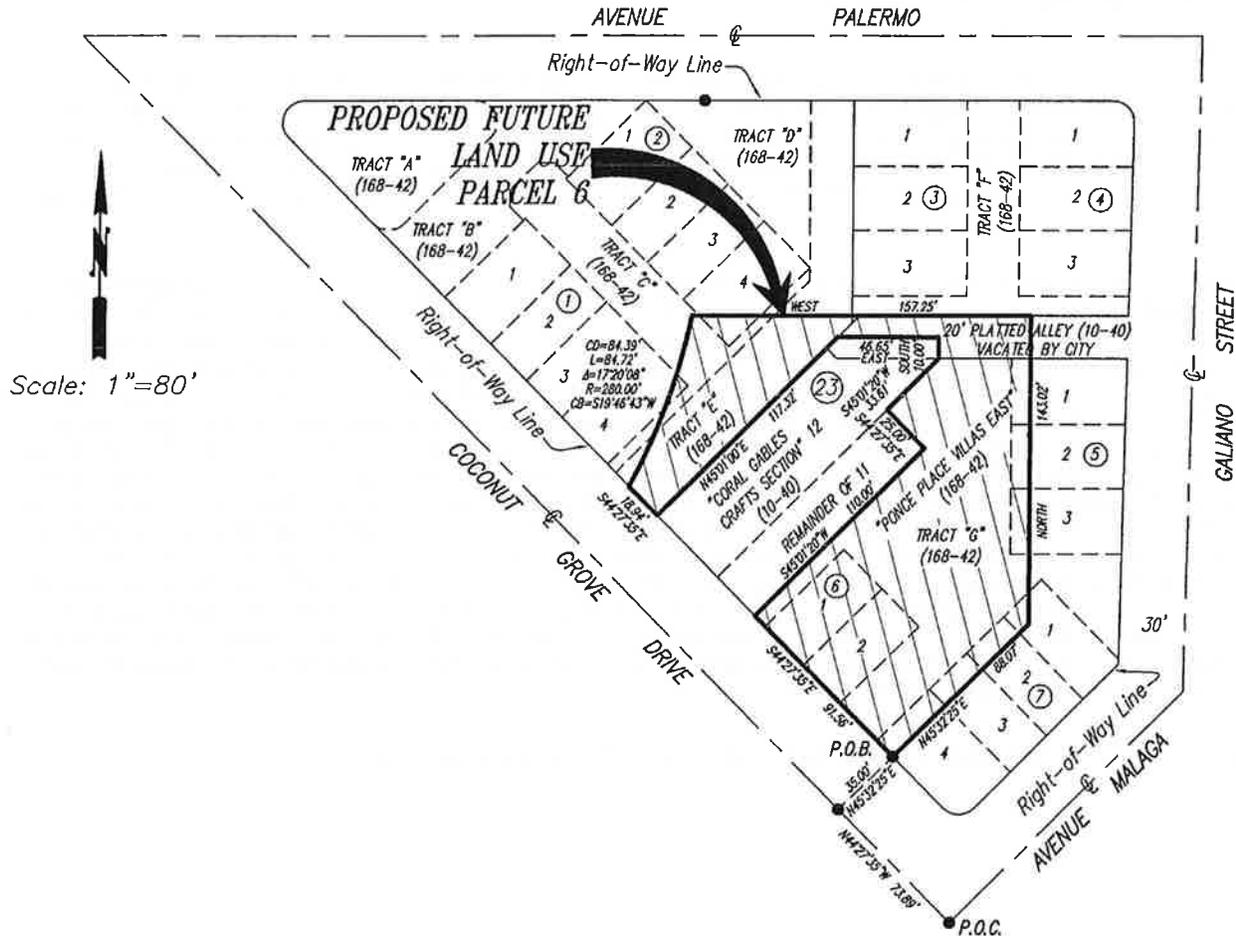
DATE: NOV. 17, 2014

SHEET 2 OF 2 SHEET(S)

F.B.: N.A.

MARK STEVEN JOHNSON SECRETARY/TREAS.  
FLORIDA PROF. LAND SURVEYOR NO. 4775

## SKETCH TO ACCOMPANY LEGAL DESCRIPTION PROPOSED FUTURE LAND USE PARCEL 6



Scale: 1"=80'

**NOTE:**

1. Bearings shown hereon relate to an assumed bearing (N44°27'35"E) along the centerline of Coconut Grove Drive.
2. See Sheet 2 for Legal Description.
3. Ⓞ denotes Centerline.

Prepared For: Agave Ponce LLC

*Schwabke-Shiskin & Associates, Inc.*  
LAND SURVEYORS • ENGINEERS • LAND PLANNERS

(LB-87)

3240 CORPORATE WAY, MIRAMAR, FLORIDA 33025 DADE:(305) 652-7010 BROWARD:(954) 435-7010 FAX:(305) 652-8284



THIS IS NOT A "LAND SURVEY."

ORDER NO.: 203474

PREPARED UNDER MY SUPERVISION:

DATE: NOV. 17, 2014

SHEET 1 OF 1 SHEET(S)

F.B.: N.A.

MARK STEVEN JOHNSON SECRETARY/TREAS.  
FLORIDA PROF. LAND SURVEYOR NO. 4775

### SKETCH TO ACCOMPANY LEGAL DESCRIPTION PROPOSED FUTURE LAND USE PARCEL 6

**LEGAL DESCRIPTION:**

**PROPOSED FUTURE LAND USE PARCEL 6**

A portion of lots 1, 2 and 3 of block 5, a portion of lots 1, 2, 3 and 4 of Block 7, lots 1 and 2 of Block 6, a portion of lot 4 of Block 2, a portion of lot 4 of Block 1, a portion of Tracts "C", "E" and "G", PONCE PLACE VILLAS EAST, according to the Plat thereof, as recorded in Plat Book 168 at Page 42, and that certain portion of the 20' Wide Platted Alley located within Block 23, "CORAL GABLES CRAFTS SECTION," according to the Plat thereof, as recorded in Plat Book 10 at Page 40, all of the Public Records of Miami-Dade County, Florida, being more particularly described as follows;

Commence at the centerline intersection of Coconut Grove Drive and Avenue Malaga as shown on the aforementioned plat of "PONCE PLACE VILLAS EAST" thence run N44°27'35"W, along the centerline of Coconut Grove Drive, for a distance of 73.89 feet to a point; thence run N45°32'25"E for a distance of 35.00 feet to a point on the Northerly right-of-way line of said Coconut Grove Drive and the POINT OF BEGINNING of the following described parcel of land; thence North 45 degrees 32 minutes 25 seconds East for a distance of 88.07 feet; thence North for a distance of 143.02 feet; thence West for a distance of 157.25 feet; thence Southerly along the arc of a circular curve to the right, having a radius of 280.00 feet, a central angle of 17 degrees 20 minutes 08 seconds, a chord distance of 84.39 feet through a chord bearing of South 19 degrees 46 minutes 43 seconds West, for a arc distance of 87.72 feet; thence South 44 degrees 27 minutes 35 seconds East, along the Northerly right-of-way line of Coconut Grove Drive, for a distance of 18.94 feet; thence North 45 degrees 01 minutes 00 seconds East for a distance of 117.32 feet; thence East for a distance of 46.65 feet; thence South for a distance of 10.00 feet; thence South 45 degrees 01 minutes 20 seconds West for a distance of 33.61 feet; thence South 44 degrees 27 minutes 35 seconds East for a distance of 25.00 feet; thence South 45 degrees 01 minutes 20 seconds West for a distance of 110.00 feet; thence South 44 degrees 27 minutes 35 seconds East, along the Northerly right-of-way line of Coconut Grove Drive, for a distance of 91.56 feet to the POINT OF BEGINNING, said parcel lying and being in Section 17, Township 54 South, Range 41 East, City of Coral Gables, Miami-Dade County, Florida.

Said parcel of land contains 18,873 square feet, more or less (0.43 acres, more or less)

**NOTE:**

Bearings shown hereon relate to an assumed bearing (N44°27'35"E) along the centerline of Coconut Grove Drive. See Sheet 1 for Sketch To Accompany Legal Description.

Prepared For: Agave Ponce LLC

*Schwelke-Shiskin & Associates, Inc.*  
LAND SURVEYORS • ENGINEERS • LAND PLANNERS

(LB-87)

3240 CORPORATE WAY, MIRAMAR, FLORIDA 33025 DADE:(305) 652-7010 BROWARD:(954) 435-7010 FAX:(305) 652-8284



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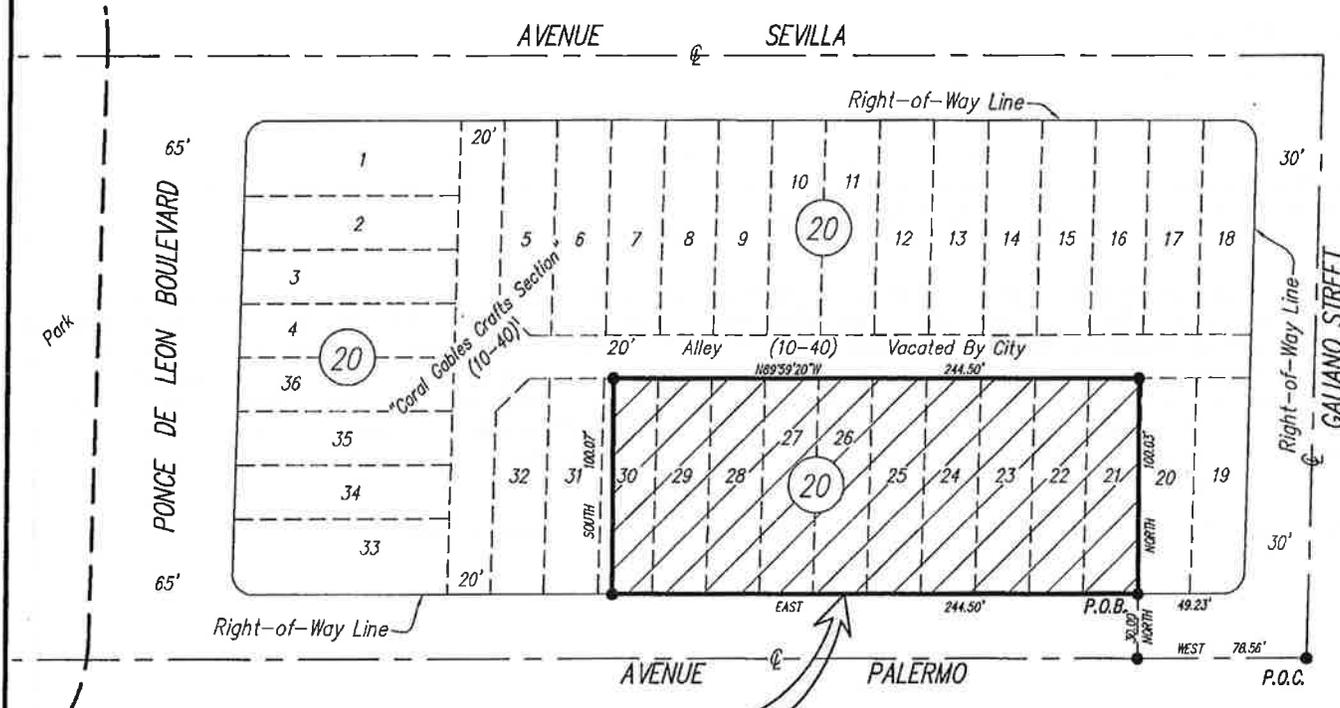
SHEET 2 OF 2 SHEET(S)

F.B.: N.A.

MARK STEVEN JOHNSON SECRETARY/TREAS.  
FLORIDA PROF. LAND SURVEYOR NO. 4775

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION PROPOSED FUTURE LAND USE PARCEL 10

Scale: 1"=80'



**PROPOSED FUTURE  
LAND USE  
PARCEL 10**

**NOTE:**

- 1. Bearings shown hereon relate to an assumed bearing (West) along the centerline of Avenue Palermo.
- 2. See Sheet 2 for Legal Description.
- 3.  $\text{C}$  denotes Centerline.

Prepared For: Agave Ponce LLC

## Schwebke-Shiskin & Associates, Inc.

(LB-87)

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SHEET 1 OF 2 SHEET(S)

F.B.: N.A.

MARK STEVEN JOHNSON SECRETARY/TREAS.  
FLORIDA PROF. LAND SURVEYOR NO. 4775

**SKETCH TO ACCOMPANY LEGAL DESCRIPTION  
PROPOSED FUTURE LAND USE PARCEL 10**

**LEGAL DESCRIPTION:**

**PROPOSED FUTURE LAND USE PARCEL 10**

Lots 21, 22, 23, 24, 25, 26, 27, 28, 29, portion of Lot 30, all located within Block 20, "CORAL GABLES CRAFTS SECTION," according to the Plat thereof, as recorded in Plat Book 10 at Page 40, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows;

Commence at the centerline intersection of Avenue Palermo and Galiano Street as shown on the aforementioned plat of "CORAL GABLES CRAFTS SECTION;" thence run West, along the centerline of Avenue Palermo, for a distance of 78.56 feet to a point; thence run North for a distance of 30.00 feet to the POINT OF BEGINNING of the following described parcel of land; thence North for a distance of 100.03 feet; thence North 89 degrees 59 minutes 20 seconds West for a distance of 244.50 feet; thence South for a distance of 100.07 feet; thence East, along the Northerly right-of-way line of Avenue Palermo, for a distance of 244.50 feet to the POINT OF BEGINNING, said parcel lying and being in Section 17, Township 54 South, Range 41 East, City of Coral Gables, Miami-Dade County, Florida.

Said parcel of land contains 24,462 square feet, more or less (0.56 acres, more or less)

**NOTE:**

Bearings shown hereon relate to an assumed bearing (West) along the centerline of Avenue Palermo. See Sheet 1 for Sketch To Accompany Legal Description.

Prepared For: Agave Ponce LLC

*Schwabke-Shiskin & Associates, Inc.*  
LAND SURVEYORS • ENGINEERS • LAND PLANNERS

(LB-87)

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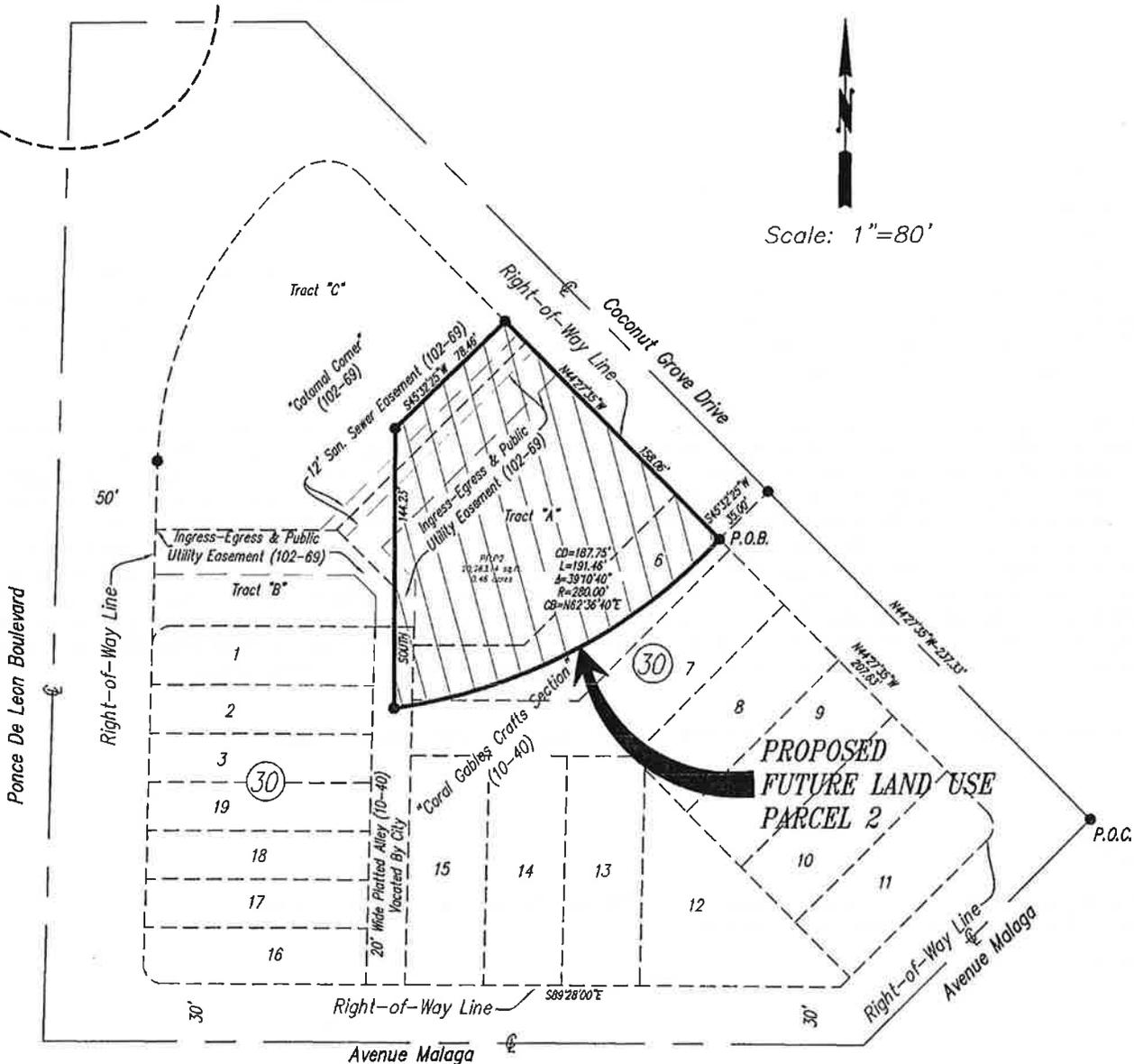
DATE: NOV. 17, 2014

SHEET 2 OF 2 SHEET(S)

F.B.: N.A.

MARK STEVEN JOHNSON SECRETARY/TREAS.  
FLORIDA PROF. LAND SURVEYOR NO. 4775

## SKETCH TO ACCOMPANY LEGAL DESCRIPTION PROPOSED FUTURE LAND USE PARCEL 2



**NOTE:**

1. Bearings shown hereon relate to an assumed bearing (N44°27'35"E) along the centerline of Coconut Grove Drive.
  2. See Sheet 2 for Legal Description.
- P.O.B. - Point of Beginning  
P.O.C. - Point of Commencement  
⊕ denotes Centerline.

Prepared For: Agave Ponce LLC

### *Schwebke-Shiskin & Associates, Inc.*

(LB-87)

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3240 CORPORATE WAY, MIRAMAR, FLORIDA 33025    DADE: (305) 652-7010    BROWARD: (954) 435-7010    FAX: (305) 652-8284



THIS IS NOT A "LAND SURVEY."

ORDER NO.: 203474

PREPARED UNDER MY SUPERVISION:

DATE: NOV. 17, 2014

SHEET 1 OF 2 SHEET(S)

F.B.: N.A.

MARK STEVEN JOHNSON SECRETARY/TREAS.  
FLORIDA PROF. LAND SURVEYOR NO. 4775

**SKETCH TO ACCOMPANY LEGAL DESCRIPTION  
PROPOSED FUTURE LAND USE PARCEL 2**

**LEGAL DESCRIPTION:**

**PROPOSED FUTURE LAND USE PARCEL 2**

A portion of Tract "A" and "C", "CATAMAL CORNER," according to the Plat thereof, as recorded in Plat Book 102 at Page 69, of the Public Records of Miami-Dade County, Florida, together with a portion of Lots 6, 7 and that certain portion of the 20' Wide Platted Alley, all located within Block 30, "CORAL GABLES CRAFTS SECTION," according to the Plat thereof, as recorded in Plat Book 10 at Page 40, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows;

Commence at the centerline intersection of Coconut Grove Drive and Avenue Malaga as shown on the aforementioned plat of "CORAL GABLES CRAFTS SECTION;" thence run North 44 degrees 27 minutes 35 seconds West, along the centerline of Coconut Grove Drive, for a distance of 237.33 feet to a point; thence run South 45 degrees 32 minutes 25 seconds West for a distance of 35.00 feet to a point on the Southwesterly right-of-way line of said Coconut Grove Drive and the POINT OF BEGINNING of the following described parcel of land; thence North 44 degrees 27 minutes 35 seconds West, along the Southwesterly right-of-way line of Coconut Grove Drive, for a distance of 158.06 feet; thence South 45 degrees 32 minutes 25 seconds West for a distance of 78.46 feet; thence South for a distance of 144.23 feet; thence run Northeasterly along the arc of a circular curve to the left, having a radius of 280.00 feet, a central angle of 39 degrees 10 minutes 40 seconds, a chord distance of 187.75 feet through a chord bearing of North 62 degrees 36 minutes 40 seconds East, for a arc distance of 191.46 feet to the POINT OF BEGINNING, lying and being in Section 17, Township 54 South, Range 41 East, City of Coral Gables, Miami-Dade County, Florida.

Said parcel of land contains 20,263 square feet, more or less (0.46 acres, more or less)

**NOTE:**

Bearings shown hereon relate to an assumed bearing (N44°27'35"E) along the centerline of Coconut Grove Drive. See Sheet 1 for Sketch To Accompany Legal Description.

Prepared For: Agave Ponce LLC

*Schwebke-Shiskin & Associates, Inc.*  
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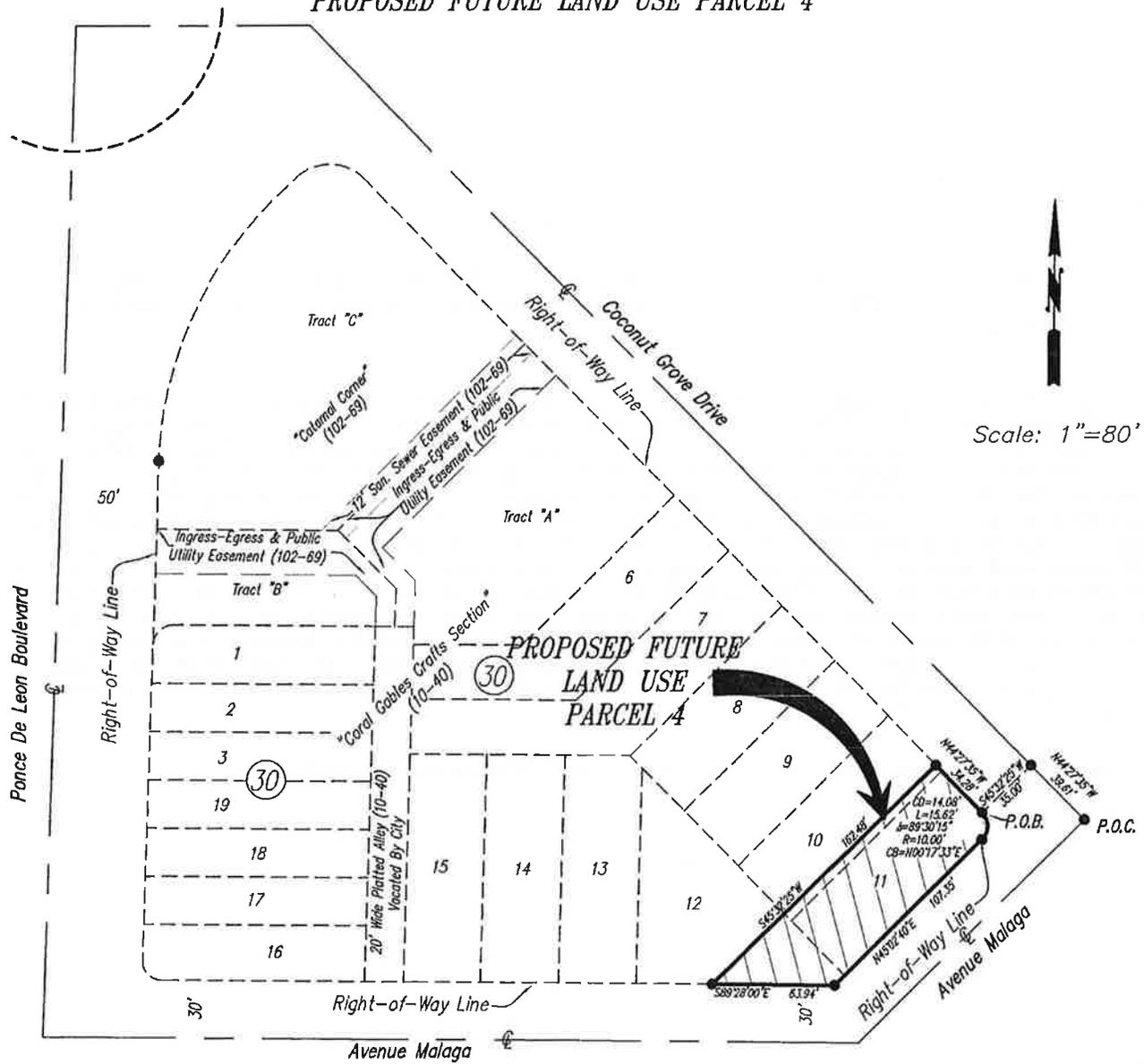
DATE: NOV. 17, 2014

SHEET 2 OF 2 SHEET(S)

F.B.: N.A.

MARK STEVEN JOHNSON SECRETARY/TREAS.  
FLORIDA PROF. LAND SURVEYOR NO. 4775

### SKETCH TO ACCOMPANY LEGAL DESCRIPTION PROPOSED FUTURE LAND USE PARCEL 4



**NOTE:**

1. Bearings shown hereon relate to an assumed bearing ( $N44^{\circ}27'35''E$ ) along the centerline of Coconut Grove Drive.
2. See Sheet 2 for Legal Description.
3.  $\phi$  denotes Centerline.

Prepared For: Agave Ponce LLC

## Schwebke-Shiskin & Associates, Inc.

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FLORIDA PROF. LAND SURVEYOR NO. 4775



**SKETCH TO ACCOMPANY LEGAL DESCRIPTION  
PROPOSED FUTURE LAND USE PARCEL 4**

**LEGAL DESCRIPTION:**

**PROPOSED FUTURE LAND USE PARCEL 4**

Lot 11 and a portion of Lots 10 and 12, located within Block 30, "CORAL GABLES CRAFTS SECTION," according to the Plat thereof, as recorded in Plat Book 10 at Page 40, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows;

Commence at the centerline intersection of Coconut Grove Drive and Avenue Malaga as shown on the aforementioned plat of "CORAL GABLES CRAFTS SECTION;" thence run North 44 degrees 27 minutes 35 seconds West, along the centerline of Coconut Grove Drive, for a distance of 39.61 feet to a point; thence run South 45 degrees 32 minutes 25 seconds West for a distance of 35.00 feet to a point on the Southwesterly right-of-way line of said Coconut Grove Drive and the POINT OF BEGINNING of the following described parcel of land; thence North 44 degrees 27 minutes 35 seconds West, along the Southwesterly right-of-way line of Coconut Grove Drive, for a distance of 34.28 feet; thence South 45 degrees 32 minutes 25 seconds West for a distance of 162.48 feet; thence South 89 degrees 28 minutes 00 seconds East, along the Northerly right-of-way line of Avenue Malaga, for a distance of 63.94 feet; thence North 45 degrees 02 minutes 40 seconds East, along the Northwesterly right-of-way line of Avenue Malaga, for a distance of 107.35 feet; thence Northerly along the arc of a circular curve to the left, having a radius of 10.00 feet, a central angle of 89 degrees 30 minutes 15 seconds, a chord distance of 14.08 feet through a chord bearing of North 00 degrees 17 minutes 33 seconds East for a arc distance of 15.62 feet to the POINT OF BEGINNING, said parcel lying and being in Section 17, Township 54 South, Range 41 East, City of Coral Gables, Miami-Dade County, Florida.

Said parcel of land contains 6,242 square feet, more or less (0.14 acres, more or less)

**NOTE:**

Bearings shown hereon relate to an assumed bearing (N44°27'35"E) along the centerline of Coconut Grove Drive. See Sheet 1 for Sketch To Accompany Legal Description.

Prepared For: Agave Ponce LLC

**Schwebke-Shiskin & Associates, Inc.**

(LB--87)

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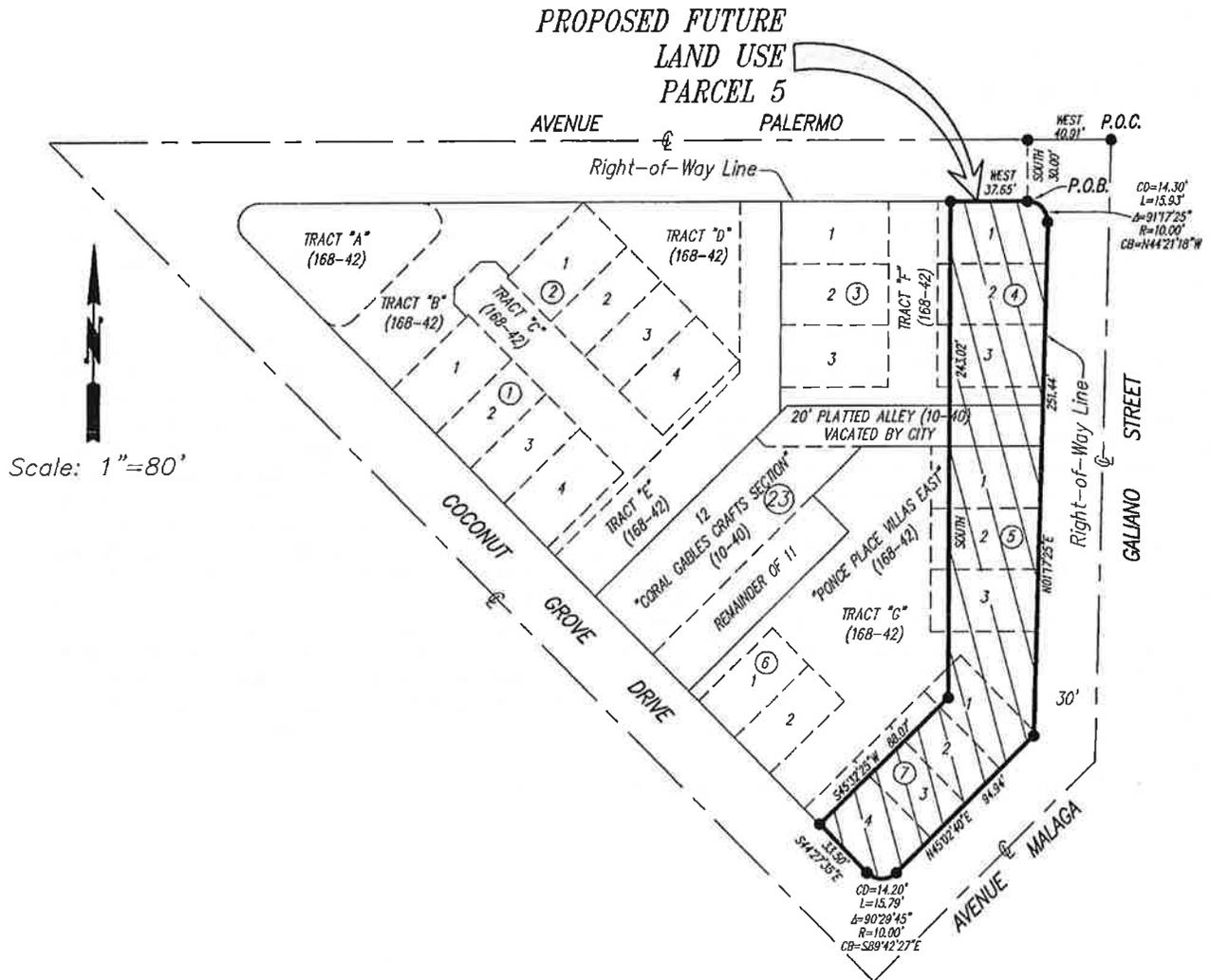
DATE: NOV. 17, 2014

SHEET 2 OF 2 SHEET(S)

F.B.: N.A.

MARK STEVEN JOHNSON SECRETARY/TREAS.  
FLORIDA PROF. LAND SURVEYOR NO. 4775

## SKETCH TO ACCOMPANY LEGAL DESCRIPTION PROPOSED FUTURE LAND USE PARCEL 5



Scale: 1"=80'

**NOTE:**

1. Bearings shown hereon relate to an assumed bearing (N44°27'35"E) along the centerline of Coconut Grove Drive.
2. See Sheet 2 for Legal Description.
3.  $\text{C}$  denotes Centerline.

Prepared For: Agone Ponce LLC

*Schwebke-Shiskin & Associates, Inc.*  
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SHEET 1 OF 2 SHEET(S)

F.B.: N.A.

MARK STEVEN JOHNSON SECRETARY/TREAS.  
FLORIDA PROF. LAND SURVEYOR NO. 4775

### SKETCH TO ACCOMPANY LEGAL DESCRIPTION PROPOSED FUTURE LAND USE PARCEL 5

**LEGAL DESCRIPTION:**

**PROPOSED FUTURE LAND USE PARCEL 5**

A portion of Lots 1, 2 and 3 of Block 4, a portion of lots 1, 2 and 3 of block 5, a portion of lots 1, 2, 3 and 4 of Block 7, and a portion of Tracts "F" and "G", PONCE PLACE VILLAS EAST, according to the Plat thereof, as recorded in Plat Book 168 at Page 42, and that certain portion of the 20' Wide Platted Alley located within Block 23, "CORAL GABLES CRAFTS SECTION," according to the Plat thereof, as recorded in Plat Book 10 at Page 40, all of the Public Records of Miami-Dade County, Florida, being more particularly described as follows;

Commence at the centerline intersection of Galiano Street and Avenue Palermo as shown on the aforementioned plat of "PONCE PLACE VILLAS EAST" thence run West, along the centerline of Avenue Palermo, for a distance of 40.91 feet to a point; thence run South for a distance of 30.00 feet to a point on the Southwesterly right-of-way line of said Avenue Palermo and the POINT OF BEGINNING of the following described parcel of land; thence West, along the Southerly right-of-way line of Avenue Palermo, for a distance of 37.65 feet; thence South for a distance of 243.02 feet; thence South 45 degrees 32 minutes 25 seconds West for a distance of 88.07 feet; thence South 44 degrees 27 minutes 35 seconds East, along the Northerly right-of-way line of Coconut Grove Drive, for a distance of 33.50 feet; thence Easterly along the arc of a circular curve to the left, having a radius of 10.00 feet, a central angle of 90 degrees 29 minutes 45 seconds, a chord distance of 14.20 feet through a chord bearing of South 89 degrees 42 minutes 27 seconds East for a arc distance of 15.79 feet; thence North 45 degrees 02 minutes 40 seconds East, along the Northwesterly right-of-way line of Avenue Malaga, for a distance of 94.94 feet; thence North 01 degrees 17 minutes 25 seconds East, along the Westerly right-of-way line of Galiano Street, for a distance of 251.44 feet; thence Westerly along the arc of a circular curve to the left, having a radius of 10.00 feet, a central angle of 91 degrees 17 minutes 25 seconds, a chord distance of 14.30 feet through a chord bearing of North 44 degrees 21 minutes 17 seconds West for a arc distance of 15.93 feet to the POINT OF BEGINNING, said parcel lying and being in Section 17, Township 54 South, Range 41 East, City of Coral Gables, Miami-Dade County, Florida.

Said parcel of land contains 15,488 square feet, more or less (0.35 acres, more or less)

**NOTE:**

Bearings shown hereon relate to an assumed bearing (N01°17'25"E) along the centerline of Galiano Street. See Sheet 1 for Sketch To Accompany Legal Description.

Prepared For: Agave Ponce LLC

*Schwabke-Shiskin & Associates, Inc.*

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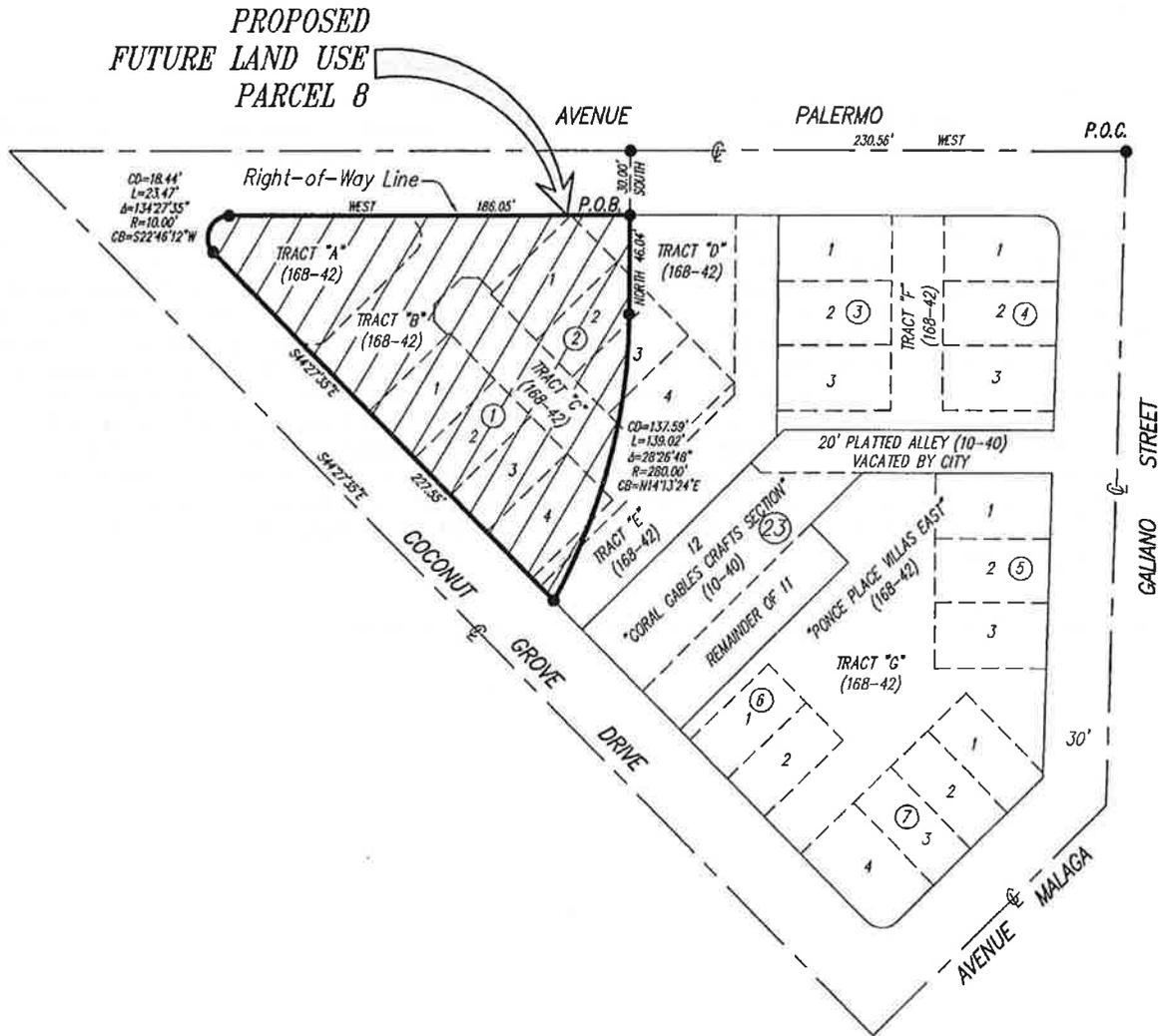
SHEET 2 OF 2 SHEET(S)

F.B.: N.A.

MARK STEVEN JOHNSON SECRETARY/TREAS.  
FLORIDA PROF. LAND SURVEYOR NO. 4775

## SKETCH TO ACCOMPANY LEGAL DESCRIPTION PROPOSED FUTURE LAND USE PARCEL 8

Scale: 1"=80'



**NOTE:**

1. Bearings shown hereon relate to an assumed bearing (N44°27'35"E) along the centerline of Coconut Grove Drive.
2. See Sheet 2 for Legal Description.
3. Ⓢ denotes Centerline.

Prepared For: Agave Ponce LLC

### *Schwabke-Shiskin & Associates, Inc.*

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SHEET 1 OF 2 SHEET(S)

F.B.: N.A.

MARK STEVEN JOHNSON SECRETARY/TREAS.  
FLORIDA PROF. LAND SURVEYOR NO. 4775

**SKETCH TO ACCOMPANY LEGAL DESCRIPTION  
PROPOSED FUTURE LAND USE PARCEL 8**

**LEGAL DESCRIPTION:**

**PROPOSED FUTURE LAND USE PARCEL 8**

Lots 1, 2, 3, portion of lot 4 of Block 1, Lots 1, 2, portions of lot 3, 4 of Block 2, Tract "A", Tract "B", portions of Tract "C", "D" and "E", "PONCE PLACE VILLAS EAST" according to the Plat thereof, as recorded in Plat Book 168 at Page 42, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows;

Commence at the centerline intersection of Avenue Palermo and Galiano Street as shown on the aforementioned plat of "PONCE PLACE VILLAS EAST"; thence run West, along the centerline of Avenue Palermo, for a distance of 230.56 feet to a point; thence run South for a distance of 30.00 feet to the POINT OF BEGINNING of the following described parcel of land; thence West, along the Southerly right-of-way line of Avenue Palermo, for a distance of 186.05 feet to a point of curvature; thence Southerly along the arc of a circular curve to the left, having a radius of 10.00 feet, a central angle of 134 degrees 27 minutes 35 seconds, a chord distance of 18.44 feet through a chord bearing of South 22 degrees 46 minutes 12 seconds West for a arc distance of 23.47 feet; thence South 44 degrees 27 minutes 35 seconds East, along the Northerly right-of-way line of Coconut Grove Drive, for a distance of 227.55 feet; thence Northerly along the arc of a circular curve to the left, having a radius of 280.00 feet, a central angle of 28 degrees 26 minutes 48 seconds, a chord distance of 137.59 feet through a chord bearing of North 14 degrees 13 minutes 24 seconds East for a arc distance of 137.02 feet; thence North for a distance of 46.04 feet to the POINT OF BEGINNING, said parcel lying and being in Section 17, Township 54 South, Range 41 East, City of Coral Gables, Miami-Dade County, Florida.

Said parcel of land contains 20,274 square feet, more or less (0.46 acres, more or less)

**NOTE:**

Bearings shown hereon relate to an assumed bearing (N44°27'35"E) along the centerline of Coconut Grove Drive. See Sheet 1 for Sketch To Accompany Legal Description.

Prepared For: Agave Ponce LLC

*Schwabke-Shiskin & Associates, Inc.*  
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MARK STEVEN JOHNSON SECRETARY/TREAS.  
FLORIDA PROF. LAND SURVEYOR NO. 4775



**SKETCH TO ACCOMPANY LEGAL DESCRIPTION  
PROPOSED FUTURE LAND USE PARCEL 11**

**LEGAL DESCRIPTION:**

**PROPOSED FUTURE LAND USE PARCEL 11**

Lots 17, 18, 19, 20, portions of Lots 16, 21 and that certain portion of the 20' Wide Platted Alley, all located within Block 20, "CORAL GABLES CRAFTS SECTION," according to the Plat thereof, as recorded in Plat Book 10 at Page 40, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows;

Commence at the centerline intersection of Avenue Palermo and Galiano Street as shown on the aforementioned plat of "CORAL GABLES CRAFTS SECTION;" thence run West, along the centerline of Avenue Palermo, for a distance of 78.56 feet to a point; thence run North for a distance of 30.00 feet to the POINT OF BEGINNING of the following described parcel of land; thence East, along the Northerly right-of-way line of Avenue Palermo, for a distance of 39.45 feet to a point of curvature; thence Northerly along the arc of a circular curve to the left, having a radius of 10.00 feet, a central angle of 88 degrees 43 minutes 05 seconds, a chord distance of 13.98 feet through a chord bearing of North 45 degrees 38 minutes 28 seconds East, for a arc distance of 115.48 feet to a point of tangency; thence North 01 degrees 16 minutes 55 seconds East, along the Westerly right-of-way line of Galiano Street, for a distance of 200.09 feet to a point of curvature; thence Northerly along the arc of a circular curve to the left, having a radius of 10.00 feet, a central angle of 91 degrees 15 minutes 35 seconds, a chord distance of 14.30 feet through a chord bearing of North 44 degrees 20 minutes 53 seconds West, for a arc distance of 14.30 feet to a point of tangency; thence North 89 degrees 58 minutes 40 seconds West, along the Southerly right-of-way line of Avenue Sevilla, for a distance of 43.93 feet; thence South for a distance of 220.05 feet to the POINT OF BEGINNING, said parcel lying and being in Section 17, Township 54 South, Range 41 East, City of Coral Gables, Miami-Dade County, Florida.

Said parcel of land contains 11,331 square feet, more or less (0.26 acres, more or less)

**NOTE:**

Bearings shown hereon relate to an assumed bearing (West) along the centerline of Avenue Palermo. See Sheet 1 for Sketch To Accompany Legal Description.

Prepared For: Agave Ponce LLC

*Schwelke-Shiskin & Associates, Inc.*  
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FLORIDA PROF. LAND SURVEYOR NO. 4775

**CITY OF CORAL GABLES, FLORIDA**

**ORDINANCE NO. \_\_\_\_\_**

AN ORDINANCE OF THE CITY COMMISSION OF CORAL GABLES, FLORIDA, REQUESTING AN AMENDMENT TO THE TEXT OF THE CITY OF CORAL GABLES COMPREHENSIVE PLAN, FUTURE LAND USE ELEMENT, POLICY FLU-1.1.3, "TABLE FLU-2. COMMERCIAL LAND USES", PURSUANT TO EXPEDITED STATE REVIEW PROCEDURES (SS.163.3184, FLORIDA STATUTES) AND ZONING CODE ARTICLE 3, "DEVELOPMENT REVIEW", DIVISION 15, "COMPREHENSIVE PLAN TEXT AND MAP AMENDMENTS;" AMENDING THE "COMMERCIAL HIGH-RISE INTENSITY," "COMMERCIAL MID-RISE INTENSITY," AND "COMMERCIAL LOW-RISE INTENSITY" LAND USE CLASSIFICATIONS TO PROVIDE THAT (A) RESIDENTIAL USE SHALL BE PERMITTED AND (B) INTENSITY SHALL BE CONTROLLED BY A PLANNED AREA DEVELOPMENT PLAN INSTEAD OF BY FLOOR AREA RATIO, IN A PROJECT DEVELOPED IN ACCORDANCE WITH THE MEDITERRANEAN VILLAGE FORM-BASED CODE; AND FURTHER AMENDING THE "COMMERCIAL HIGH-RISE INTENSITY" AND "COMMERCIAL MID-RISE INTENSITY" LAND USE CLASSIFICATIONS TO PROVIDE THAT, IN SUCH A MEDITERRANEAN VILLAGE PROJECT, ADDITIONAL HEIGHT MAY BE GRANTED FOR SPECIFIED USES OR ARCHITECTURAL EMBELLISHMENT; PROVIDING FOR SEVERABILITY, REPEALER AND AN EFFECTIVE DATE.

**WHEREAS**, the City of Coral Gables, pursuant to Florida Statutes and the City of Coral Gables Zoning Code, has designated the Planning and Zoning Board as the Local Planning Agency; and,

**WHEREAS**, to promote public outreach and participation in the public hearing process, the City has provided the following notice: 1) required advertising per State Statutes and Department of Economic Opportunity guidelines; 2) courtesy notification mailing of all property owners of record within one-thousand (1,000) feet of the property, as required by the City's Zoning Code; 3) posting of the property with signage identifying the public hearing opportunity; 4) City web page posting of the public hearing agendas; and 5) electronic mailing to interested parties; and,

**WHEREAS**, to provide ample and effective opportunities for public participation in the City of Coral Gables governance and decision making process pursuant to the City's administrative procedures and Comprehensive Plan Goals, Objectives and Policies of the "Governance Element", the City requires the applicant to conduct a neighborhood meeting or meetings in advance of public hearings to disseminate information of the application and allow neighborhood and interested party input; and,



**WHEREAS**, the applicant, Agave Ponce, LLC, has proposed Comprehensive Amendments as follows:

**Amendment A.**

Policy FLU-1.1.3, “Table FLU-2. Commercial Land Uses,” “Commercial High-Rise Intensity” and “Commercial Mid-Rise Intensity”

Within a Mediterranean Village development:

1. residential use shall be permitted, and
2. the intensity of the project shall not be regulated by Floor Area Ratio (“F.A.R.”), and instead shall be controlled by an approved Mediterranean Village Planned Area Development (“PAD”) Plan, and
3. additional height may be granted for specified uses or provide architectural embellishment

**Amendment B.**

Policy FLU-1.1.3, “Table FLU-2. Commercial land uses,” “Commercial Low-Rise Intensity”

Within a Mediterranean Village development:

1. residential use shall be permitted, and
2. the intensity of the project shall not be regulated by F.A.R., and instead shall be controlled by an approved Mediterranean Village PAD Plan; and,

**WHEREAS**, the applicant has provided courtesy notification mailing to all property owners of record within one thousand (1,000) feet of the property and conducted a neighborhood meeting on September 17, 2014 to disseminate information of the application and allow neighborhood and interested party input; and,

**WHEREAS**, the application, legal description, ordinances, mapping, legal advertising, notices, public comments and all other supporting documentation were available for inspection and review at the City of Coral Gables Planning Department and City Clerk’s office; and,

**WHEREAS**, in advance of public hearing consideration, the City’s staff analysis and recommendation are available for inspection at City of Coral Gables Planning Department and City Clerk’s office and available on the City’s Web page at [www.coralgables.com](http://www.coralgables.com) for easy retrieval; and,

**WHEREAS**, a public hearing was held before the Local Planning Agency (Planning and Zoning Board) of the City of Coral Gables on December 10, 2014, at which hearing all interested persons were afforded the opportunity to be heard; and,

**WHEREAS**, at a public hearing held on December 10, 2014, the Local Planning

Agency (Planning and Zoning Board) recommended \_\_\_\_\_ (\_\_\_ vote), finding that the proposed amendments are in furtherance of the Comprehensive Plan (CP) Goals, Objectives and Policies and the Zoning Code provisions as subject to all plans, exhibits and descriptions submitted by the applicant; and,

**WHEREAS**, the City Commission held a public hearing on \_\_\_\_\_, 2014, at which hearing all interested persons were afforded an opportunity to be heard and this application was \_\_\_\_\_ on first reading (vote: \_\_\_ - \_\_\_); and,

**WHEREAS**, amendments to the Comprehensive Plan Text are subject to Expedited State Review and are required to be transmitted to the Department of Economic Opportunity, South Florida Regional Planning Council and other review agencies for review prior to consideration by the City Commission on second reading; and,

**WHEREAS**, the City has provided a Comprehensive Plan Citizen Courtesy Information List as a part of the public record at the public hearings to allow interested parties the opportunity to receive additional information.

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

**SECTION 1.** The foregoing “WHEREAS” clauses are hereby ratified and confirmed as being true and correct and hereby made a specific part of this Ordinance upon adoption hereof.

**SECTION 2.** That the requested amendments to the City of Coral Gables Comprehensive Plan as provided below are hereby approved.<sup>1</sup>

**Policy FLU-1.1.3.**

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

1 Additions to Comprehensive Plan Text are shown in underline.  
Mediterranean Village Staff Report Attachment J

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

**SECTION 3.** The City Commission, pursuant to First Reading approval of the Ordinance authorizes transmittal of the request, as required by State Statutes, to the Department of Economic Opportunity, South Florida Regional Planning Council and other review agencies for review prior to consideration by the City Commission on second reading.

**SECTION 4.** All ordinances or parts of ordinances that are inconsistent or in conflict with the provisions of this Ordinance are repealed.

**SECTION 5.** If any section, part of session, paragraph, clause, phrase or word of this Ordinance is declared invalid, the remaining provisions of this Ordinance shall not be affected.

**SECTION 6.** It is the intention of the City Commission that the provisions of this Ordinance shall become and be made a part of the Comprehensive Plan of the City of Coral Gables,

Florida, as amended.

**SECTION 7.** This ordinance shall become effective \_\_\_\_\_, 2015.

PASSED AND ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2015.

APPROVED:

JIM CASON  
MAYOR

ATTEST:

WALTER FOEMAN  
CITY CLERK

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

CRAIG E. LEEN  
CITY ATTORNEY



**CITY OF CORAL GABLES, FLORIDA****ORDINANCE NO. \_\_\_\_\_**

AN ORDINANCE OF THE CITY COMMISSION OF CORAL GABLES, FLORIDA PROVIDING FOR TEXT AMENDMENTS TO THE CITY OF CORAL GABLES OFFICIAL ZONING CODE, BY AMENDING ARTICLE 3, "DEVELOPMENT REVIEW," DIVISION 5, "PLANNED AREA DEVELOPMENT," TO CREATE SECTION 3-510 "MEDITERRANEAN VILLAGE FORM-BASED CODE," WITH FORM-BASED DEVELOPMENT STANDARDS THAT MODIFY AND SUPPLEMENT THE EXISTING PLANNED AREA DEVELOPMENT STANDARDS AND CRITERIA TO ALLOW APPROPRIATE INFILL AND REDEVELOPMENT IN URBANIZED AREAS IF CERTAIN MINIMUM REQUIREMENTS ARE MET; AND AMENDING APPENDIX A, "SITE SPECIFIC ZONING REGULATIONS," SECTION A-36 "CRAFTS SECTION," BY REMOVING SECTION A-36.B.5. REGARDING THE USE, DESIGN AND NUMBER OF STORIES FOR DEVELOPMENT IN BLOCK 20; PROVIDING FOR SEVERABILITY, REPEALER, CODIFICATION AND AN EFFECTIVE DATE.

**WHEREAS**, City Staff is requesting a Zoning Code text amendment to Article 3, "Development Review," Division 5, "Planned Area Development," ("PAD") to allow for Mediterranean Village Form-Based Code development standards for PADs in the City's urbanized areas where certain minimum criteria are met as provided in Exhibit "A," the Mediterranean Village Form-Based Code attached hereto; and,

**WHEREAS**, City Staff is requesting a Zoning Code text amendment to remove Site Specific Regulations in Section A-36.B.5. which place use, design and height restrictions on Block 20, Crafts Section, that are inconsistent with the current vision for the area, as provided in Exhibit "B" attached hereto; and,

**WHEREAS**, the existing Zoning Code provisions do not sufficiently address large-scale, urban place-making, innovative mixed-use development, and excellence in architectural design and materials; and,

**WHEREAS**, in advance of public hearing consideration, the City's staff analysis and recommendation are available for inspection at City of Coral Gables Planning Department and City Clerk's office and available on the City's Web page at [www.coralgables.com](http://www.coralgables.com) for easy retrieval; and,

**WHEREAS**, after notice duly published, a public hearing was held before the Local Planning Agency (Planning and Zoning Board) of the City of Coral Gables on December

10, 2014, at which hearing all interested parties were afforded the opportunity to be heard; and,

**WHEREAS**, the Local Planning Agency on December 10, 2014 was presented with the text amendments to the Official Zoning Code, and after due consideration, recommended \_\_\_\_\_ (vote: \_\_\_\_\_) of the text amendment; and,

**WHEREAS**, after notice duly published, a public hearing for First Reading was held before the City Commission on \_\_\_\_\_, 2014, at which hearing all interested parties were afforded the opportunity to be heard; and

**WHEREAS**, the City Commission was presented with a text amendment to the Zoning Code, and after due consideration and discussion, \_\_\_\_\_ the amendment on First Reading (vote: \_\_\_\_).

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

**SECTION 1.** The foregoing “**WHEREAS**” clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Ordinance upon adoption hereof.

**SECTION 2.** The Official Zoning Code of the City of Coral Gables is hereby amended as shown in “Exhibit A,” the Mediterranean Village Form-Based Code and “Exhibit B,” Site Specific Regulations modifications, which Exhibits are attached hereto and incorporated herein by this reference.

**SECTION 3.** All ordinances or parts of ordinances inconsistent or in conflict with the provisions of this Ordinance are hereby repealed.

**SECTION 4.** If any section, part of section, paragraph, clause, phrase or word of this Ordinance is declared invalid, the remaining provisions of this Ordinance shall not be affected.

**SECTION 5.** It is the intention of the City Commission that the provisions of this Ordinance shall become and be made a part of Ordinance No. 2007-01 as amended and known as the “Zoning Code” of the City of Coral Gables, Florida, which provisions may be renumbered or re-lettered and the word ordinance be changed to “section”, “article”, or other appropriate word to accomplish such intention.

**SECTION 6.** If the Official Zoning Code of the City of Coral Gables Tables of Contents or other reference portions is affected by these provisions, then changes are approved as a part of this Ordinance.

**SECTION 7.** This Ordinance shall become effective upon the date of its adoption herein.

PASSED AND ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 2014.

APPROVED:

JIM CASON  
MAYOR

ATTEST:

WALTER FOEMAN  
CITY CLERK

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

CRAIG E. LEEN  
CITY ATTORNEY





# Planning and Zoning Board

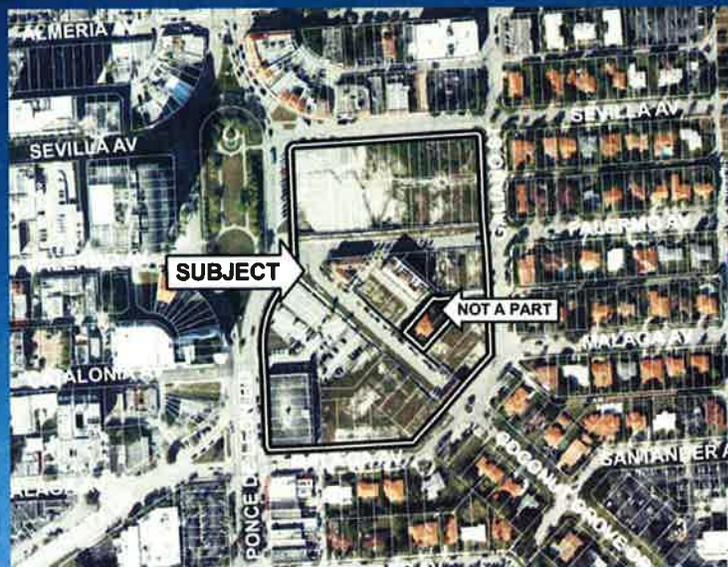
## Mediterranean Village

(2801, 2901 and 3001 Ponce de Leon Boulevard)

Comprehensive Plan Text and Map Amendment,  
Zoning Code Text Amendment

December 10, 2014

### Application Location



## Summary of Commission Action

- ❖ Comprehensive Plan Text Amendment
- ❖ Comprehensive Plan Map Amendment
- ❖ Zoning Code Text Amendment

### ILLUSTRATIVE SITE PLAN

USE BREAKDOWN	
IN-LINE RETAIL	117,200 SF
JUNIOR ANCHOR 1	98,700 SF
JUNIOR ANCHOR 2	26,000 SF
CINEMA	32,000 SF
RESTAURANT	29,000 SF
DAYCARE	12,000 SF
OFFICE	314,000 SF
GYM	9,500 SF
HOTEL	184 ROOMS
RESIDENTIAL	214 UNITS
TOWNHOUSES	15 TOWNHOMES

PARKING	
PROVIDED ON-STREET	50 SPACES
PROVIDED OFF-STREET	2,395 SPACES

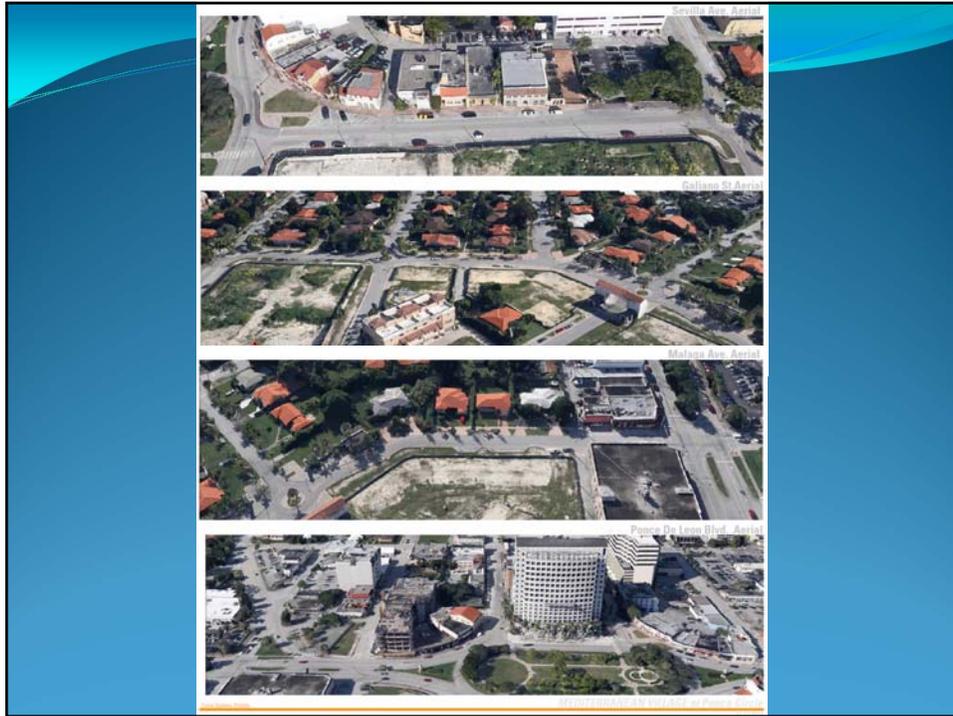
  

SETBACKS	
	VARIABLES

BUILDING HEIGHT AND FLOORS	
FLOORS	VARIABLES 3-19
MAX HEIGHT	190'-6"
HOTEL HEIGHT	218'-6"





## Review Timeline

Type of Review	Date	Public Notice	Result of Review
<b>City Commission:</b> Mediterranean Village Form-Based Code Workshop	01/14	<ul style="list-style-type: none"> <li>Posting at City Hall</li> <li>Posting on website</li> </ul>	<ul style="list-style-type: none"> <li>Comments provided</li> </ul>
<b>Development Review Committee:</b> Mediterranean Village Planned Area Development	04/11/14	<ul style="list-style-type: none"> <li>Posting at City Hall</li> <li>Posting on website</li> </ul>	<ul style="list-style-type: none"> <li>Comments provided</li> <li>Project revised</li> </ul>
<b>City Commission:</b> Mediterranean Village Form-Based Code Workshop	06/13/14	<ul style="list-style-type: none"> <li>Posting at City Hall</li> <li>Posting on website</li> </ul>	<ul style="list-style-type: none"> <li>Comments provided</li> <li>Proposed code revised</li> </ul>
<b>Board of Architects:</b> Mediterranean Village Planned Area Development Workshop	07/23/14	<ul style="list-style-type: none"> <li>Posting at City Hall</li> <li>Posting of property</li> <li>Posting on website</li> </ul>	<ul style="list-style-type: none"> <li>Comments provided</li> <li>Project revised</li> </ul>
<b>Planning and Zoning Board:</b> Mediterranean Village Form-Based Code Workshop	08/13/14	<ul style="list-style-type: none"> <li>Posting at City Hall</li> <li>Public notice letter</li> <li>Posting of property</li> <li>Newspaper ad</li> <li>Posting on website</li> </ul>	<ul style="list-style-type: none"> <li>Comments provided</li> <li>Proposed code revised</li> </ul>
<b>Neighborhood Informational Meeting:</b> Mediterranean Village Planned Area Development	09/17/14	<ul style="list-style-type: none"> <li>Public notice letter</li> </ul>	<ul style="list-style-type: none"> <li>Comments provided</li> <li>Neighborhood plan revised</li> </ul>
<b>Expert Panel Review:</b> Mediterranean Village Planned Area Development project	09/19/14	<ul style="list-style-type: none"> <li>Posting at City Hall</li> <li>Email invitation</li> </ul>	<ul style="list-style-type: none"> <li>Comments provided</li> <li>Project revised</li> </ul>
<b>Board of Architects:</b> Preliminary Review of Overall Project Concept	11/05/14	<ul style="list-style-type: none"> <li>Posting at City Hall</li> <li>Posting of property</li> <li>Posting on website</li> </ul>	<ul style="list-style-type: none"> <li>Approval with Condition that Applicant study an arcade along Ponce de Leon Boulevard</li> </ul>
<b>Expert Panel Review:</b> Mediterranean Village Form-Based Code	11/21/14	<ul style="list-style-type: none"> <li>Posting at City Hall</li> <li>Email invitation</li> </ul>	<ul style="list-style-type: none"> <li>Comments provided</li> <li>Proposed code revised</li> </ul>
<b>Planning and Zoning Board:</b> Comprehensive Plan Text and Map Amendments, Zoning Code Text Amendment	12/10/14	<ul style="list-style-type: none"> <li>Posting at City Hall</li> <li>Public notice letter</li> <li>Posting of property</li> <li>Newspaper ad</li> <li>Posting on website</li> </ul>	<ul style="list-style-type: none"> <li>TBD</li> </ul>
<b>Historic Preservation Board:</b> Informational Presentation	12/18/14	<ul style="list-style-type: none"> <li>In progress</li> </ul>	<ul style="list-style-type: none"> <li>TBD</li> </ul>
<b>City Commission: 1<sup>st</sup> Reading:</b> Comprehensive Plan Amendments, Zoning Code Text Amendment	01/06/14	<ul style="list-style-type: none"> <li>In progress</li> </ul>	<ul style="list-style-type: none"> <li>TBD</li> </ul>

## Application Request #1

❖ **Comprehensive Plan Map Amendment:** changing the boundaries between Commercial Low-Rise Intensity, Commercial Mid-Rise Intensity and Commercial High-Rise Intensity Land Use designations at 2801, 2901, and 3001 Ponce de Leon Boulevard

**Existing Land Use Map**

**Proposed Land Use Map**

**High Rise Intensity (dark red):**  
2.56 to 3.29 acres

**Mid Rise Intensity (red):**  
1.14 to 1.2 acres

**Low Rise Intensity (light pink):**  
2.6 to 2.23 acres

## Application Request #2

- ❖ **Comprehensive Plan Text Amendment:** amending the “Commercial High-Rise Intensity,” “Commercial Mid-Rise Intensity,” and “Commercial Low-Rise Intensity” Land Use Classifications to provide that (A) residential use shall be permitted and (B) intensity shall be controlled by a Planned Area Development plan instead of by Floor Area Ratio, in a project developed in accordance with the Mediterranean Village Form-Based Code; and further amending the “Commercial High-Rise Intensity” and “Commercial Mid-Rise Intensity” Land Use Classifications to provide that, in such a Mediterranean Village project, additional height may be granted for specified uses or architectural embellishment.

## Application Request #2

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

## Application Request #2

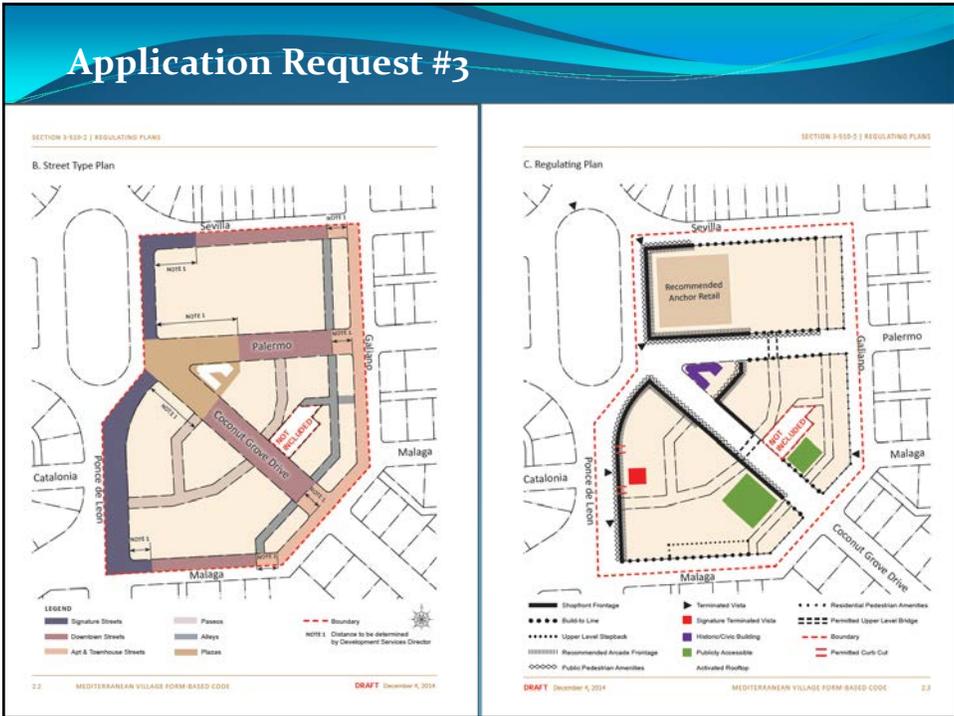
Classification	Description	Density/Intensity	Height
Commercial Mid-Rise Intensity.	This category is oriented to medium intensity pedestrian and neighborhood commercial uses, including residential, retail, services, office, and mixed use.	<p>Maximum F.A.R. of 3.0, or 3.5 with architectural incentives.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

## Application Request #2

Classification	Description	Density/Intensity	Height
Commercial Low-Rise Intensity.	This category is oriented to low intensity pedestrian and neighborhood commercial uses, including residential, retail, services, office, and mixed use.	<p>Maximum F.A.R. of 3.0, or 3.5 with architectural incentives. Up to an additional 25% F.A.R. may be granted for properties qualifying as receiving sites for Transfer of Development Rights (TDRs).</p> <p>Residential use shall only be permitted as part of a mixed-use development as provided herein, <u>or a Mediterranean Village.</u></p> <p><u>The intensity of a project located in a Mediterranean Village is not regulated by F.A.R., and instead controlled by an approved Mediterranean Village PAD Plan.</u></p>	<p>Up to 50' maximum (no limitation on floors), or up to 77' maximum (with a maximum of 2 additional floors) with architectural incentives per the Zoning Code.</p>

## Application Request #3

- ❖ **Zoning Code Text Amendment**
  - ❖ Mediterranean Village Form-Based Code: Form-based development standards have been added that modify and supplement the existing Planned Area Development standards for the property at 2801, 2901, and 3001 Ponce de Leon Boulevard
  - ❖ Site Specific Text: Section A-36 “Crafts Section,” has been modified by removing Section A-36.B.5. regarding the use, design and number of stories for development in Block 20



# Application Request #3

**SECTION 3-510-3 | BUILDING FORM STANDARDS**

### E. Signature Streets

Signature Streets are primary thoroughfares in Coral Gables with wide rights of way that are accentuated by buildings.

#### 1. Building Heights & Profile

Building Heights & Profile, Table 3.5A	Heights
Building Height <sup>1</sup>	3 Floors min 180' 0" to max min or as provided in the Comprehensive Plan
Signature Termination Max Rise <sup>2</sup>	2 Floors min
Roofing Architectural Element <sup>3</sup>	34' min 25' max
Roofing Rise	34' min 25' max
Height Above Roofing	12 Building Height, including 2' offset
Signature Termination Min Element <sup>4</sup>	17' min 17' max
Floor Heights (Floor to Floor)	Ground Floor & 2nd Floor: 17' min 17' max
3rd Floor	17' min 17' max
Upper Floors (above 3rd Floor)	7' min 12" max
Ground Finished Floor above sidewalk <sup>5</sup>	4" max

Profile	
Building Separation above 3rd Floor	60' min
Building Floorplate above 3rd Floor	30,000 sq ft max 30,000 sq-ft max 270' length max
Parking Placement	See Section 3.4 on page 3.2.
Parking Setback	30' min
Front Sidewalk (BTU)	20% min of Frontage
Parking Setback	20' min
Front Sidewalk (BTU)	20% min of Frontage
(1) See note 1 on page 3.2.	
(2) See note 2 on page 3.2.	
(3) See note 3 on page 3.2.	
(4) See note 4 on page 3.2.	
(5) See note 5 on page 3.2.	

**Alternative Profile with Arcade**

Values to the Corresponding letters are in Table 3.5A.

Key:   
 Property Line   
 Building Area   
 Built-to-Line (BTU)   
 Encroachment Area

**2. Building Placement**

Values to the Corresponding letters are in Table 3.5A.

Key:   
 Property Line   
 Building Area   
 Built-to-Line (BTU)   
 Encroachment Area

**3. Parking Location**

Values to the Corresponding letters are in Table 3.5A.

Key:   
 Property Line   
 Building Area   
 Built-to-Line (BTU)   
 Encroachment Area

**4. Frontage Elements**

Values to the Corresponding letters are in Table 3.5C.

Key:   
 Property Line   
 Building Area   
 Built-to-Line (BTU)   
 Encroachment Area

**5. Miscellaneous**

- All buildings must have a Primary Protection Entrance along the front facade.
- Loading docks, overhead roll-up doors and other service entries that are not located on street-facing facades.

**SECTION 3-510-3 | BUILDING FORM STANDARDS**

### 2. Building Placement

Values to the Corresponding letters are in Table 3.5A.

Key:   
 Property Line   
 Building Area   
 Built-to-Line (BTU)   
 Encroachment Area

**3. Parking Location**

Values to the Corresponding letters are in Table 3.5A.

Key:   
 Property Line   
 Building Area   
 Built-to-Line (BTU)   
 Encroachment Area

**4. Frontage Elements**

Values to the Corresponding letters are in Table 3.5C.

Key:   
 Property Line   
 Building Area   
 Built-to-Line (BTU)   
 Encroachment Area

**5. Miscellaneous**

- All buildings must have a Primary Protection Entrance along the front facade.
- Loading docks, overhead roll-up doors and other service entries that are not located on street-facing facades.

DRAFT December 4, 2014

# Application Request #3

**SECTION 3-510-3 | BUILDING FORM STANDARDS**

### 6. Street Cross Sections

Applicants may choose any of the cross sections and plans in this section if adding new thoroughfares or redeveloping existing ones.

**Signature Street (Ponce de Leon at Ponce Circle)**

Application	Overall Widths
Movement Type	Multi-modal, pedestrian oriented
Street Type	Signature Street
Modifications to street cross sections shall be reviewed and approved by Miami-Dade County.	Right-of-Way (RTW) Width: 200'
	Curb Face to Curb Face Width: 50'

Lanes	Edges
Traffic Lanes	Curb Type: 4" Raised
Shoulder Lanes	Planer Type: Tree Width in sidewalk w bush grade
Parking Lanes	Landscape Type: Medium trees, evenly spaced @ 30' o.c. min
Public Park	Walkway Type: 14' sidewalk

**SECTION 3-510-3 | BUILDING FORM STANDARDS**

### Signature Street (Ponce de Leon)

Application	Overall Widths
Movement Type	Multi-modal, pedestrian oriented
Street Type	Signature Street
Modifications to street cross sections shall be reviewed and approved by Miami-Dade County.	Right-of-Way (RTW) Width: 100'
	Curb Face to Curb Face Width: 30'

Lanes	Edges
Traffic Lanes	Curb Type: 4" Raised
Shoulder Lanes	Planer Type: Tree Width in sidewalk w bush grade
Parking Lanes	Landscape Type: Medium trees, evenly spaced @ 30' o.c. min
Public Park	Walkway Type: 14' sidewalk

DRAFT December 4, 2014

# Application Request #3

**SECTION 9-500-9 | BUILDING FORM STANDARDS**

### H. Apartment & Townhouse Street

Apartment & Townhouse Streets are smaller streets that serve as a transition from higher intensity urban areas to low intensity single-family neighborhood.

#### 1. Building Heights & Profile

Roofing Area	32 min
Architectural Element Stayback	10 min
Height Above Roofing	10 min
Floor Height (Floor to Floor)	8 min 135" min
Ground Floor	8 min 135" min
Upper Floors	8 min 135" min
Ground Finished Floor Above sidewalk	10 min
Minimum Ground Floor Depth	10 min

(1) See note 1 on page 3.2.  
(2) See note 1 on page 3.2.

#### 2. Building Placement

Values to the Corresponding letters are in Table 3.14A.

Property Line	Build to Line (BTL)	Building Area
---------------	---------------------	---------------

Values to the Corresponding letters are in Table 3.14B.

Property Line	Build to Line (BTL)	Building Area
---------------	---------------------	---------------

Front Street BTL	0 min 14 Min.
Side Street Setback	10 min
Side Setback	0'
Side Setback	0' w/ min setback to residential
Rear Setback	0'
Frontage Buildout	50%

(2) See note 2 on page 3.3.  
(3) See note 2 on page 3.3.

**SECTION 9-500-9 | BUILDING FORM STANDARDS**

### 3. Parking Location

Parking and storage may be located underground. Dimensions shall be located off of alleys. See Section 4 General Standards for additional parking requirements.

Values to the Corresponding letters are in Table 3.15A.

Property Line	Ground Floor Parking Area	Build to Line (BTL)	Minimum Signage
---------------	---------------------------	---------------------	-----------------

Property Line	Ground Floor Parking Area	Build to Line (BTL)	Minimum Signage
---------------	---------------------------	---------------------	-----------------

Values to the Corresponding letters are in Table 3.15B.

Property Line	Encroachment Area	Build to Line (BTL)
---------------	-------------------	---------------------

### 4. Frontage Elements

Values to the Corresponding letters are in Table 3.16B.

Property Line	Encroachment Area	Build to Line (BTL)
---------------	-------------------	---------------------

### 5. Miscellaneous

- When a building facade steps back an amount from the BTL, the BTL line should be maintained and defined by fence, landscape wall or hedge 30" or high.
- All buildings shall have a Stoop or Porch along the front street facade, and all buildings having a corner shall have a Stoop or Porch at the corner.
- Canopies, garage doors, and service areas shall be accounted from an Alley and may not be visible from the Apartment & Townhouse Street.

DRAFT December 4, 2014

# Application Request #3

**SECTION 9-500-9 | BUILDING FORM STANDARDS**

### 6. Street Cross Sections

Applications shall conform to the cross sections and plan in this section if adding new thoroughfare or reworking existing ones.

Apartment & Townhouse Streets (Catalina, Malaga)

<b>Application</b>	Multi-modal, pedestrian oriented
<b>Movement Type</b>	Apartment & Townhouse Street
<b>Street Type</b>	Apartment & Townhouse Street
<b>Modifications to street cross sections shall be reviewed and approved by</b>	Metrowest County

<b>Overall Widths</b>	
Right of Way (R/W) Width	60'
Clearance to Curbside (C/C) Width	30'

<b>Edges</b>	
Curb Type	0' Curbed
Planer Type	See note in sidewalk with both grade planer area with sidewalk
Landscape Type	Large Trees, evenly spaced @ 30' o.c. esp.
Walkway Type	12' sidewalk

**SECTION 9-500-9 | BUILDING FORM STANDARDS**

### I. Paseos

Paseos are sidewalk pedestrian accessways that are treated with stone finish, stone, brickwork, and other similar materials.

#### 1. Placement and Dimensions

Values to the Corresponding letters are in Table 3.17A.

Placement and Dimensions	Table 3.17A
Clearance from a side street	20' min
Width	10 min
Vertical Clearance	10 min
Frontage Element Encroachment	permitted 10 min clear space

#### 2. Frontage Elements

Values to the Corresponding letters are in Table 3.17B.

Allowed Frontage Elements, Table 3.17B	
See Section 5 Architectural Standards for additional regulations.	
Shelfout	Colony
Arched	Canopy
Awning	Seating

Note: Paseos shall be open air, non-air conditioned spaces that connect two public spaces. Dusk and dawn are prohibited. Vehicular use and service use is prohibited.

DRAFT December 4, 2014

## Application Request #3

SECTION 5.4.5.5 | ARCHITECTURAL STANDARDS

### 3. Vertical Hierarchy

All buildings shall have a clearly articulated base, middle, and top. The base of the building shall express a load-bearing function and shall be designed at the scale of the pedestrian. The middle shall be designed with a simple rhythm and pattern that expresses the function of the building. The top shall express the special location where the building meets the sky, and shall be designed at the scale of the City. The transition between each vertical layer shall be marked by a Cornice line, Balcony, or Stepback.

Top  
Middle  
Base

Vertical Hierarchy, Table 5.4	
<b>Top Architectural Elements</b>	
■ Crown Cornices	■ Arches
■ Crown Windows	■ Cornice Line
■ City Scale Design	■ Window Sillmark
<b>Middle Architectural Elements</b>	
■ Sloganscape Form	■ Single, Single Facade/Entrance
■ Crown Architectural Elements at Facades (See Emphasis, 5.7)	
<b>Base Architectural Elements</b>	
■ Single, Heavy Columns	■ Arches
■ Window Sillmark	■ Sloganscape
■ Pedestrian Scale Design	■ Balcony Table
■ Sloganscape	■ Cornice Line

Top  
Middle  
Base

5.4. MEDITERRANEAN VILLAGE FORM-BASED CODE DRAFT December 4, 2014

SECTION 5.4.5.5 | ARCHITECTURAL STANDARDS

### 4. Emphasis

The facades of large buildings can be articulated through the application of special architectural elements. These elements shall be located to emphasize the principles of Base, Middle, Top, Massing, and Hierarchy. The Principal Entrance of a building is recommended to be located on these emphasis axis. The diagrams on this page illustrate how more elaborate architectural elements are placed at intersections of axis in the building mass.

Top  
Middle  
Base

Emphasis, Table 5.7	
Architectural Elements	Arches, Columns, Porticoes, Awnings, Canopies, Crown Windows
Location on Building	Primary Pedestrian Entrance, Tower, Building Base, Building Top, Intersection of Axis in Building Mass

Top  
Middle  
Base

DRAFT December 4, 2014 MEDITERRANEAN VILLAGE FORM-BASED CODE 5.7

## Application Request #3

SECTION 5.4.5.5 | ARCHITECTURAL STANDARDS

### 9. Columns and Piers

The design of Columns and Piers shall relate to the overall design of the building, including scale, proportion, function, formality, and materials. All Columns and Piers shall be designed to appear to be load bearing according to the rules of recession. Columns and Piers shall have an expressed Base, Middle (Shaft), and Top (Capital). When using Columns from a Classical Order, the correct elements and proportions of that Order shall be used.

Top  
Middle  
Base

Columns and Piers, Table 5.12	
The Base of the Column or Pier aligns with the Architrave (Outside edge of Base of Arch)	
Column or Pier Diameter	Varies
Column Height	7x the Column Diameter
Entablature Height	2x the Column Diameter
Base Height	1/2 the Column Diameter
Capital Height	1/5 the Column Diameter
Detail	1/3 of Column Height above Base

\*Complete Order Base called out in Table. Classical Column Orders shall meet the correct proportion of the above order, including the Torus, Base, Ionic, Ionic, Corinthian, and Composite order.

5.12. MEDITERRANEAN VILLAGE FORM-BASED CODE DRAFT December 4, 2014

SECTION 5.4.5.5 | ARCHITECTURAL STANDARDS

### 10. Arches

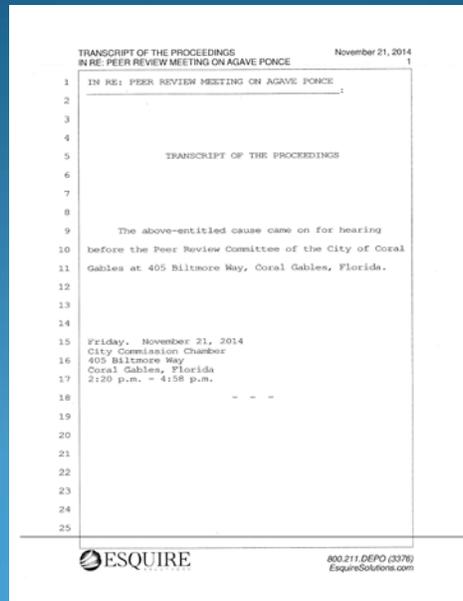
Arches shall be used sparingly to emphasize important elements on a building, such as Primary Pedestrian Entrance and Terminated Vistas that can be seen from a distance, and Civic spaces. Arches shall be designed with Classical Proportion and according to the common sense rules of recession. All elements of the Arch shall align to a center point and the springing of the Arch shall align with its means of support, as shown in the illustrations on this page.

Top  
Middle  
Base

Arches, Table 5.13	
Arch Center point	Elements of Arch point towards Center
Arch Springing	Aligns with Support Columns or Pier
A note to ensure that the width of the window openings, shall be added to the Arch to insure true half arch in window openings.	

DRAFT December 4, 2014 MEDITERRANEAN VILLAGE FORM-BASED CODE 5.13

## Application Request #3



## Application Request #3

- ❖ Zoning Code Text Amendment
- ❖ Site Specific Text:

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

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

## Findings of Fact – Comprehensive Plan Map and Text Amendment

Staff finds the standards in Section 3-1506 are satisfied.

- ❖ Consistent with the Comprehensive Plan
- ❖ Increased mixed-use development utilizing existing urban infrastructure, in keeping with City's Concurrency Management program
- ❖ Increases opportunities for multi-family units within an existing commercial district
- ❖ Not anticipated to have any impact on existing environmental resources

## Findings of Fact – Zoning Code Text Amendment

Staff finds the standards in Section 3-1506 are satisfied.

- ❖ Promotes efficient use of urban infrastructure, multi-modal activity and preservation of open space, which are all public benefits
- ❖ Allows uses that are consistent with the proposed Comprehensive Plan amendments
- ❖ Allows densities and intensities that are consistent with the proposed Comprehensive Plan amendments
- ❖ Allows densities and intensities that are comparable to existing projects in the downtown
- ❖ Does not directly conflict with the Comprehensive Plan

## Staff Recommendation

- ❖ The Planning and Zoning Division based upon the complete Findings of Fact recommends **approval.**



## Planning and Zoning Board

### Mediterranean Village

(2801, 2901 and 3001 Ponce de Leon Boulevard)

Comprehensive Plan Text and Map Amendment,  
Zoning Code Text Amendment

December 10, 2014