



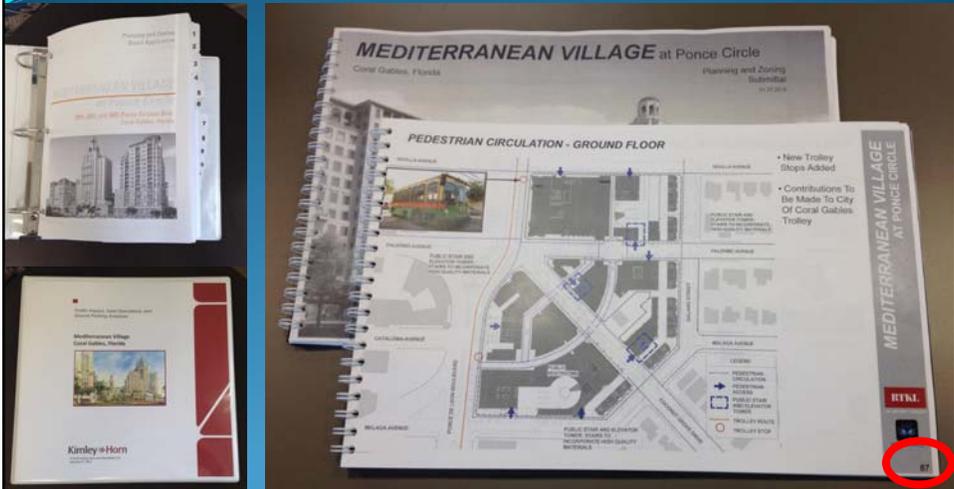
Planning and Zoning Board

Mediterranean Village

(2801, 2901 and 3001 Ponce de Leon Boulevard)

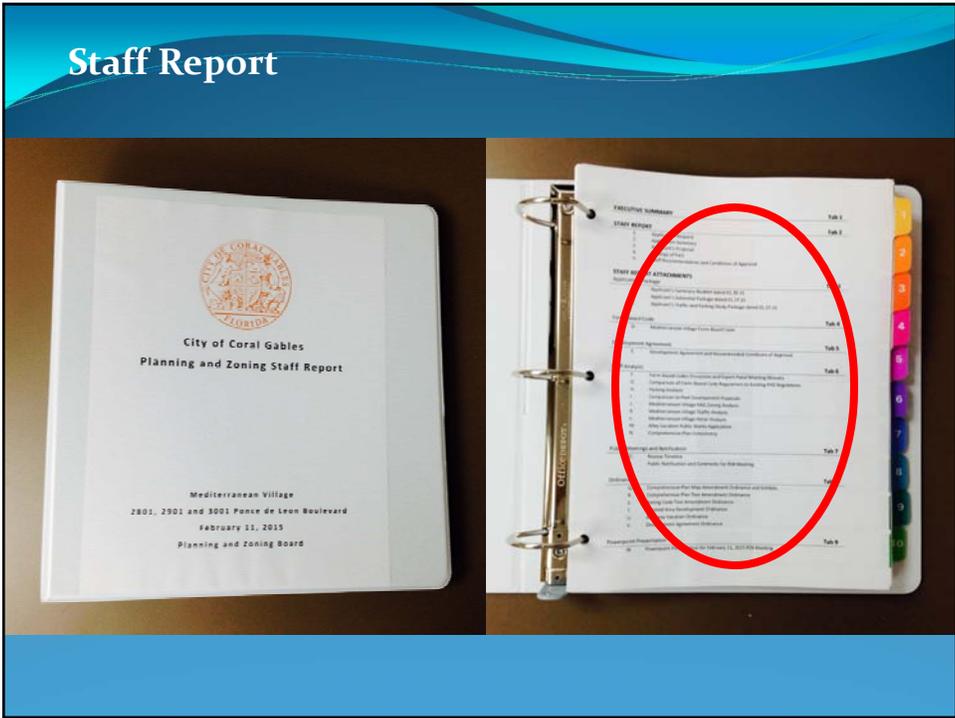
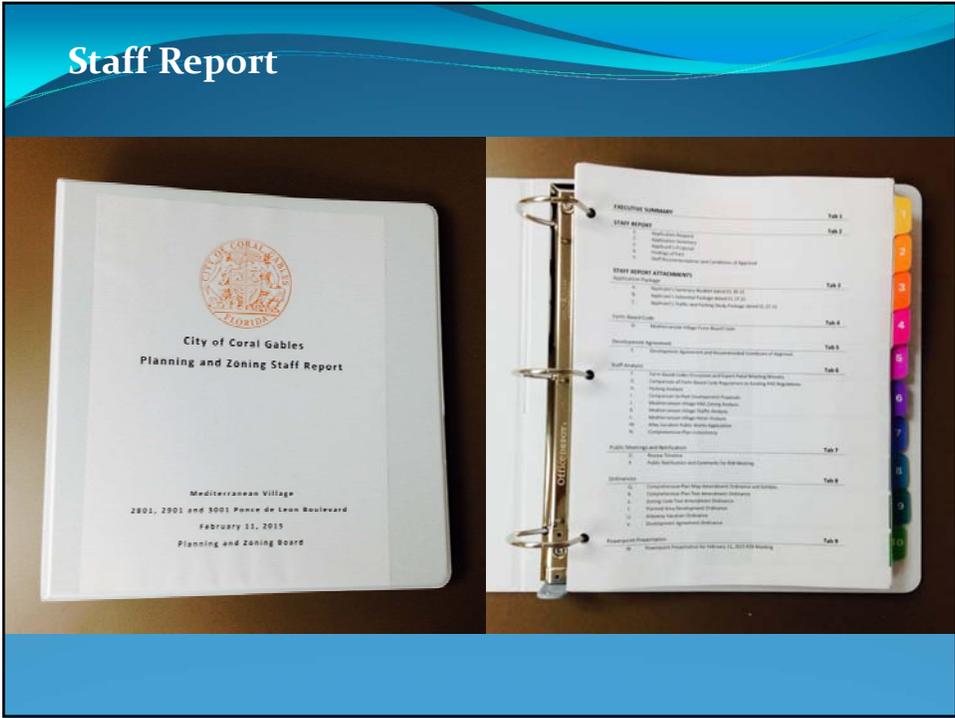
Comprehensive Plan Text and Map Amendment,
Zoning Code Text Amendment, PAD Site Plan, Alley
Vacation, and Development Agreement
February 11, 2015

Application Materials



The photograph shows three items related to the application materials:

- A binder on the left containing a document titled "MEDITERRANEAN VILLAGE" with a cover image of modern buildings.
- A cover sheet in the bottom left corner with the "Kimley-Horn" logo and a small site plan image.
- A large site plan titled "MEDITERRANEAN VILLAGE at Ponce Circle" showing "PEDESTRIAN CIRCULATION - GROUND FLOOR". The plan includes a legend for "NEW TROLLEY STOPS ADDED" and "CONTRIBUTIONS TO BE MADE TO CITY OF CORAL GABLES TROLLEY". A red circle highlights a small red box with the number "87" in the bottom right corner of the site plan.



Staff Report: Table of Contents

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- Staff Report Attachments
 - TAB 3: Application Package
 - TAB 4: Form-Based Code
 - TAB 5: Development Agreement
 - TAB 6: Staff Analysis
 - TAB 7: Public Meetings and Notification
 - TAB 8: Ordinances
 - TAB 9: Powerpoint Presentation

Staff Report: Table of Contents

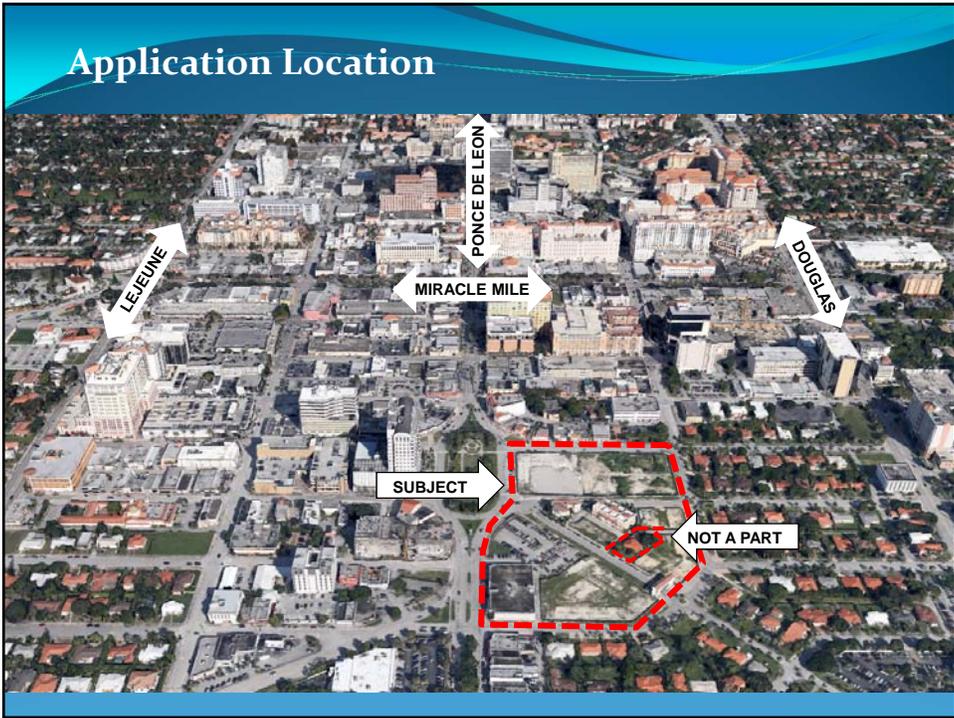
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Staff Report: Staff Analysis

- **TAB 6: Staff Analysis**
 - F. Form-Based Codes Discussion / Panel Minutes
 - G. Comparison of Proposed and Existing Regulations
 - H. Parking Analysis
 - I. Comparison of Proposed and Previously Approved Site Plan
 - J. Mediterranean Village PAD Zoning Analysis
 - K. David Plummer and Associates Traffic Analysis**
 - L. Lambert Advisory Retail Analysis**
 - M. Alley Vacation Application
 - N. Comprehensive Plan Consistency

Staff Report: Staff Analysis

- **Expert Consultants involved in Project Review**
 - **Land Use Law:**
 - Susan Trevarthen, Weiss Serota Helfman
 - **Form-Based Codes:**
 - Victor Dover, Dover, Kohl & Partners
 - Elizabeth Plater-Zyberk, Duany, Plater-Zyberk & Co.
 - Ana Gelabert-Sanchez, Harvard University
 - Dr. Charles Bohl, University of Miami
 - **Architecture:**
 - Elizabeth Plater-Zyberk, Duany, Plater-Zyberk & Co.
 - Marianne Cusato, Notre Dame University
 - Joanna Lombard, University of Miami
 - **Retail:**
 - Robert Gibbs, Gibbs Planning Group
 - Paul Lambert, Lambert Advisory
 - **Traffic and Parking:**
 - Tim Plummer, David Plummer and Associates





Review Timeline	
1	City Commission: 01/14/14 Old Spanish Village site and Form-Based Code Workshop
2	Development Review Committee: 04/11/14 Mediterranean Village Planned Area Development
3	City Commission: 06/13/14 Mediterranean Village Form-Based Code Workshop
4	Board of Architects: 07/23/14 Mediterranean Village Planned Area Development Workshop
5	Planning and Zoning Board: 08/13/14 Mediterranean Village Form-Based Code Workshop

Review Timeline	
6	Neighborhood Meeting: 09/17/14 Mediterranean Village Planned Area Development
7	Expert Panel Review: 09/19/14 Mediterranean Village Planned Area Development project
8	Board of Architects: 11/05/14 Preliminary Review of Overall Project Concept
9	Expert Panel Review: 11/21/14 Mediterranean Village Form-Based Code
10	Planning and Zoning Board: 12/10/14 Comp. Plan Text and Map Amendments, Zoning Code Amendment

Review Timeline	
11	Historic Preservation Board: 12/11/14 Informational Presentation on Arts Center Building
12	Traffic Advisory Board: 1/20/15 Traffic Impact Analysis
13	Development Review Committee: 01/30/15 Alley Vacation and Development Agreement
14	Planning and Zoning Board: 02/11/15 Complete Mediterranean Village Application
15	Historic Preservation Board: 02/19/15 Follow-up Presentation on Arts Center Building

Public Notice and Accessibility

January 2014 – February 2015

1. Public Meetings: 15
2. Postings at City Hall: 14
3. Meeting Materials posted on City website: 12
4. Meeting Minutes posted on City website: 6
5. Property Posted: 5
6. Courtesy Notice Letter, 1,000 ft: 5
7. Newspaper Advertisement: 6
8. Televised Meeting: 5

Applicant's Request





Applicant's Request / Proposed Public Benefits

Applicant's Requests	Proposed Public Benefits
Additional Height for Public Uses (1 - 2 additional floors in specific locations)	Regional mixed-use destination
Additional FAR (4.375 - 1,280,974 sf vs. 3.5 - 1,024,779 sf)	High-quality architecture and materials
Reduced Stepback from Residential (50' - 70' stepback from SFR instead of 100')	Sustainable LEED-ND Design
Vehicular curb cuts on Ponce de Leon (currently not permitted)	Multi-modal transportation contributions, including bike, trolley and pedestrian streetscape improvements
Residential use in Commercial Land Use (currently only permitted in MXD)	Rooftop public parks, rooftop restaurant
Additional Height for Architectural Features (78' vs 25')	Enhanced Art in Public Places contributions
Shared Parking and Modal Split Reductions (2,691 vs 3,182 parking spaces)	Underground parking and loading

Items for Consideration by Planning and Zoning Board

Summary of Applicant's Request

1. **Comprehensive Plan Map Amendment**
 - a. Re-distribution of permitted height on site
2. **Comprehensive Plan Text Amendment**
 - a. Two additional stories for public uses
 - b. FAR controlled by project PAD plan
 - c. Residential use permitted in Commercial areas
3. **Zoning Code Text Amendment**
 - a. Form-Based Code
 - i. Controls building intensity through location, design, form
 - ii. Integrated Mediterranean architectural standards
 - iii. Clear design standards for pedestrian open space
 - iv. LEED requirements
 - v. Enhanced public spaces and off-site improvements
 - vi. Transit contributions
 - vii. Optimize parking requirements based on context
 - b. Removing Site-Specific provisions from previous project

Summary of Applicant's Request

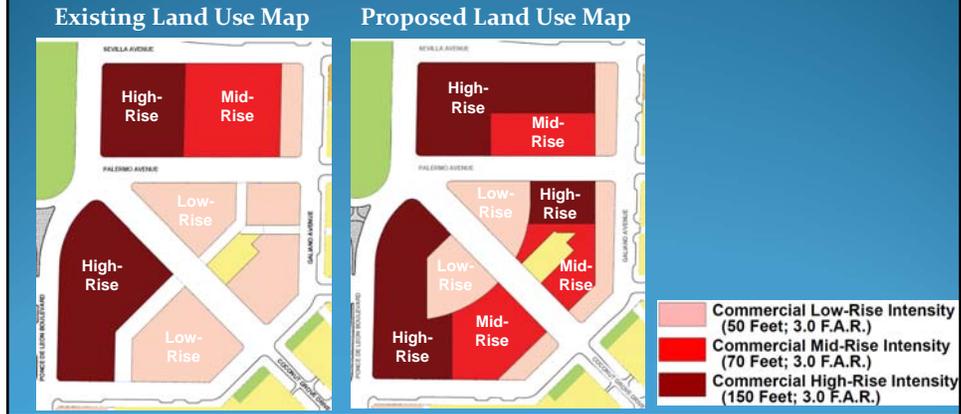
4. **Planned Area Development Site Plan:** 6.72 acres
 - a. 4.375 FAR (1,280,974 sq ft)
 - b. Height
 - i. Low Rise Land Use (77')
 - Townhouses: 36'
 - Gym and Ballroom Podium: 70'
 - ii. Mid Rise Land Use (97')
 - Residential Amenity Podium: 80'
 - Cinema Podium: 116'
 - iii. High Rise Land Use (190'6")
 - 3 Residential Towers and Office Tower: 190'6"
 - Hotel Tower: 218'6"
 - c. Program
 - i. 229 Residential Units
 - ii. 314,000 sf Office
 - iii. 324,400 sf Restaurant, Entertainment, and Retail
 - iv. 184 Hotel Rooms
 - d. Parking Spaces: 2,691

Summary of Applicant's Request

5. **Alley Vacation**
 - a. 85' long portion of a 20' wide alley
6. **Development Agreement**
 - a. Ensures the high quality design, construction, and maintenance of project
 - b. Memorializes public benefits provided as part of the project

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



Application Request #2

- ❖ **Comprehensive Plan Text Amendment:**
 - Commercial High-Rise Intensity
 - Commercial Mid-Rise Intensity
 - Commercial Low-Rise Intensity
 1. Residential use permitted
 2. Intensity controlled by a Planned Area Development plan instead of by Floor Area Ratio
 3. Additional height granted for specified public uses or architectural embellishment.

Application Request #2

❖ Comprehensive Plan Text Amendment:

Commercial High-Rise Intensity : Use and Intensity

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).

Residential use shall only be permitted as part of a mixed-use development as provided herein, or a Mediterranean Village.

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.

Application Request #2

❖ Comprehensive Plan Text Amendment:

Commercial High-Rise Intensity : Height

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.

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.

Application Request #2

❖ Comprehensive Plan Text Amendment:

Commercial Mid-Rise Intensity : Use and Intensity

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).

Residential use shall only be permitted as part of a mixed-use development as provided herein, or a Mediterranean Village.

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.

Application Request #2

❖ Comprehensive Plan Text Amendment:

Commercial Mid-Rise Intensity : Height

Up to 70' maximum (no limitation on floors), or 97' maximum (with a maximum 2 additional floors) with architectural incentives per the Zoning Code.

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.

Application Request #2

❖ Comprehensive Plan Text Amendment:

Commercial Low-Rise Intensity : Use and Intensity

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).

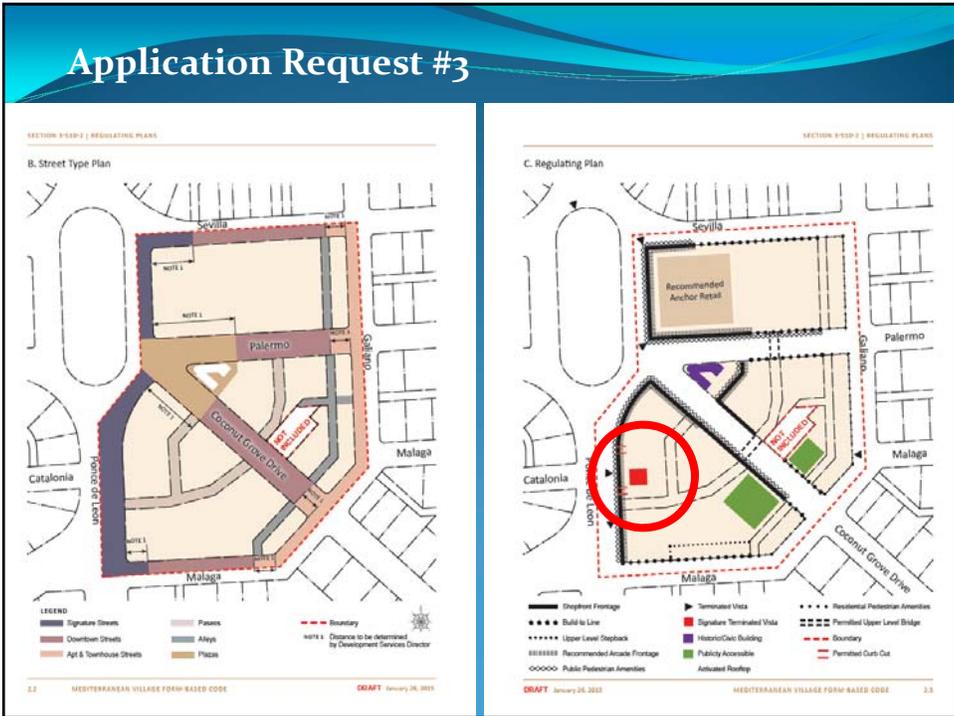
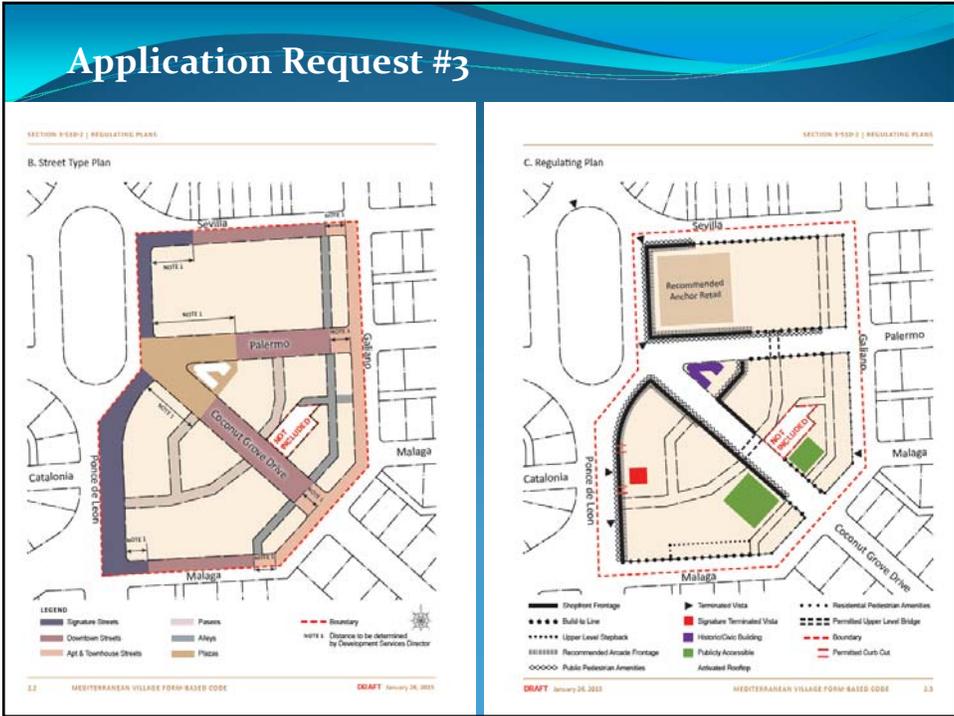
Residential use shall only be permitted as part of a mixed-use development as provided herein, or a Mediterranean Village.

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.

Application Request #3

❖ Zoning Code Text Amendment

1. Mediterranean Village Form-Based Code:
 - Creating a new type of Planned Area Development that follows a Mediterranean Village Form-Based Code, with high standards for design and rigorous public benefits requirements. Only applies to subject property.
2. Site Specific Text:
 - Removing Site Specific text for Crafts Section, Block 20, that was created for a previously-approved project and no longer applies.



Application Request #3

SECTION 9-130-2 | BUILDING FORM STANDARDS

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

1. Building Heights & Profile

Building Heights & Profile, Table 3.4A

Category	Requirement
Heights	Building Height ⁽¹⁾ : 3 Floors max
	Signature Terminated Vista Bonus ⁽²⁾ : 2 Floors max
	Rooftop Architectural Elements ⁽³⁾ : 3/4 max
	Height Above Rooftop: 25' max
	Signature Terminated Vista Element ⁽⁴⁾ : 1/2 Building Height, including 25' allowed
Floor Heights (floor to floor)	Ground Floor & 2nd Floor: 17 min - 17' max
	Third Floor: 9' min - 17' max
	Upper Floors (above 3rd Floor) ⁽⁵⁾ : 9' min - 11' max
	Ground Floor/Floor above sidewalk ⁽⁶⁾ : 4' min
Profile	Building Separation above 7th Floor: 45' min
	Building Separation above 7th Floor: 30,000 sq office max
	Building Separation above 7th Floor: 20,000 sq residential
	Parking Placement: 3rd - 7th Floor
	Recommended Parking Setback: 20' min
	Road Primary Street BTL: 70% min of Frontage
	Parking Setback: 20' min
	Road Side Street BTL: 70% min of Frontage
	(1) See note 1 on page 3.2.
	(2) See note 1 on page 3.2.
(3) See note 3 on page 3.2.	
(4) See note 4 on page 3.2.	
(5) See note 5 on page 3.2.	

Alternative Profile with Arcade

Values to the Corresponding letters are in Table 3.4A

Key: - - - Build-to-Line (BTL) Building

5.4 MEDITERRANEAN VILLAGE FORM-BASED CODE DRAFT January 26, 2015

Application Request #3

SECTION 9-130-2 | BUILDING FORM STANDARDS

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	Third Floor: 9' min - 17' max
	Upper Floors (above 3rd Floor) ⁽⁵⁾ : 9' min - 11' max
	Ground Floor/Floor above sidewalk ⁽⁶⁾ : 4' min
Profile	Building Separation above 7th Floor: 45' min
	Building Separation above 7th Floor: 30,000 sq office max
	Building Separation above 7th Floor: 20,000 sq residential
	Parking Placement: 3rd - 7th Floor
	Recommended Parking Setback: 20' min
	Road Primary Street BTL: 70% min of Frontage
	Parking Setback: 20' min
	Road Side Street BTL: 70% min of Frontage
	(1) See note 1 on page 3.2.
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(3) See note 3 on page 3.2.	
(4) See note 4 on page 3.2.	
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Alternative Profile with Arcade

Values to the Corresponding letters are in Table 3.4A

Key: - - - Build-to-Line (BTL) Building

5.4 MEDITERRANEAN VILLAGE FORM-BASED CODE DRAFT January 26, 2015

Hotel Rooftop Restaurant:

Signature Terminated Vista Bonus ⁽²⁾	2 Floors max
Rooftop Architectural Elements ⁽³⁾	3/4 max
Height Above Rooftop	25' max
Signature Terminated Vista Element ⁽⁴⁾	1/2 Building Height, including 25' allowed

Parking Garage Liner along Ponce:

Parking Placement	3rd - 7th Floor
Recommended Parking Setback from Primary Street BTL	20' min
Parking Setback from Side Street BTL	70% min of Frontage
Parking Setback from Side Street BTL	20' min
Parking Setback from Side Street BTL	70% min of Frontage

Application Request #3

SECTION 9-510-3 | 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	Multi-modal, pedestrian oriented	Overall Width	200'
Movement Type	Signature Street	Sight-of-Way (SOW) Width	30'
Street Type	Signature Street	Curb Face to Curb Face Width	30'

Modifications to street cross sections shall be reviewed and approved by Miami-Dade County.

Lanes		Edges	
Traffic Lanes	11'	Curb Type	8" raised
Bicycle Lanes	sharrows	Planter Type	Tree Wall in sidewalk w/ bush gate
Parking Lanes	8'	Landscaping Type	Medium Trees, evenly spaced @ 30' on avg.
Public Park	160'	Walkway Type	14' sidewalk

3.4 MEDITERRANEAN VILLAGE FORM-BASED CODE DRAFT January 26, 2015

SECTION 9-510-3 | BUILDING FORM STANDARDS

Signature Street (Ponce de Leon)

Application	Multi-modal, pedestrian oriented	Overall Width	100'
Movement Type	Signature Street	Sight-of-Way (SOW) Width	30'
Street Type	Signature Street	Curb Face to Curb Face Width	30'

Modifications to street cross sections shall be reviewed and approved by Miami-Dade County.

Lanes		Edges	
Traffic Lanes	11'	Curb Type	8" raised
Bicycle Lanes	sharrows	Planter Type	Tree Wall in sidewalk w/ bush gate
Parking Lanes	8'	Landscaping Type	Medium Trees, evenly spaced @ 30' on avg.
Medians	12'	Walkway Type	14' sidewalk

DRAFT January 26, 2015 MEDITERRANEAN VILLAGE FORM-BASED CODE 3.7

Application Request #3

SECTION 9-510-3 | 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 express 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 Stopback.

Top Architectural Elements	<ul style="list-style-type: none"> Ornate Columns Ornate Windows City Scale Design Architrave Cornice Line White Surtail
Middle Architectural Elements	<ul style="list-style-type: none"> Equation Panel Ornate Architectural Elements at Endpoints (See Emphasis, 5.7) Single, Heavy Columns Ornate Windows Ornate Surtail Shingles Single, Single Facades Ornate Windows White Surtail Cornice Line
Base Architectural Elements	<ul style="list-style-type: none"> Single, Heavy Columns Ornate Windows Ornate Surtail Shingles Architrave Ornate Windows White Surtail Cornice Line

3.5 MEDITERRANEAN VILLAGE FORM-BASED CODE DRAFT January 26, 2015

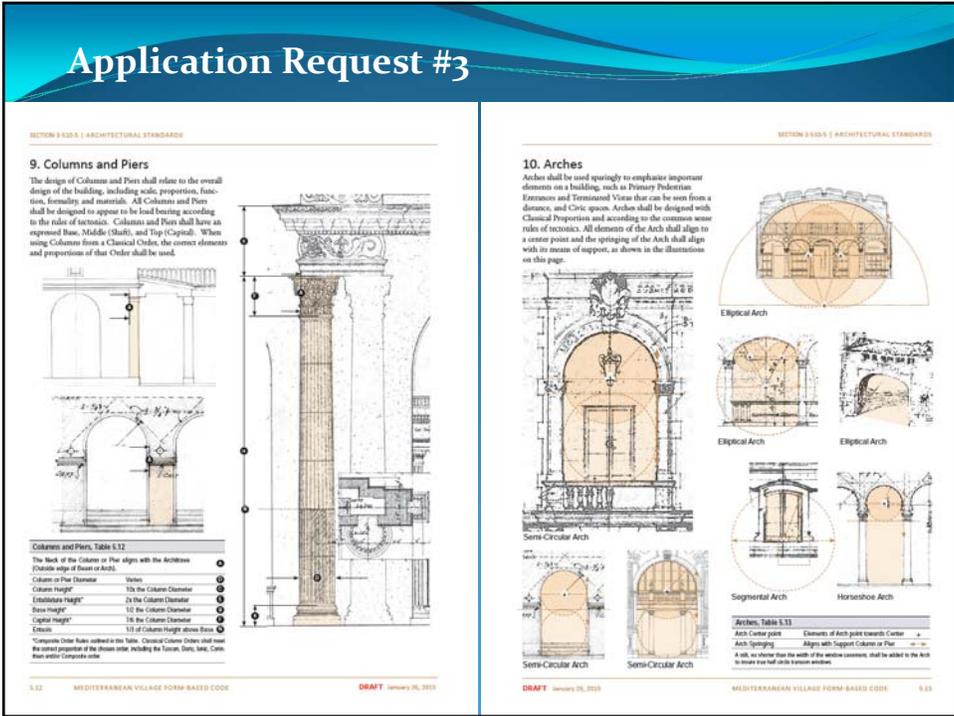
SECTION 9-510-3 | ARCHITECTURAL STANDARDS

4. Emphasis

The facade 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.

Emphasis, Table 5.7	<ul style="list-style-type: none"> Architrave, Columns, Balconies, Awnings, Cornices, Ornate Windows Primary Pedestrian Entrances Towers Building Base Building Top Intersection of Axis in Building Mass
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DRAFT January 26, 2015 MEDITERRANEAN VILLAGE FORM-BASED CODE 3.7



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.

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.



Application Request #4

- ❖ Planned Area Development Site Plan



Application Request #4

❖ Planned Area Development Site Plan



The image is an aerial rendering of a planned area development site plan. It features a central cluster of buildings with various architectural styles and heights. The site is surrounded by streets and green spaces. Labels with arrows point to specific features on the site. On the left side, labels include: Public Rooftop Park, Condominium, Glass Roof over Street, Parking over Street, Condominium, Townhouses, Class A Office, Retail Anchor, and Enhanced Sidewalk. On the right side, labels include: Parking over Street, Cinema, Condominium, Rooftop Restaurant Height: 218'6", 5 Star Hotel, Public Rooftop Park, Destination Retail, Restaurant, and Plaza.

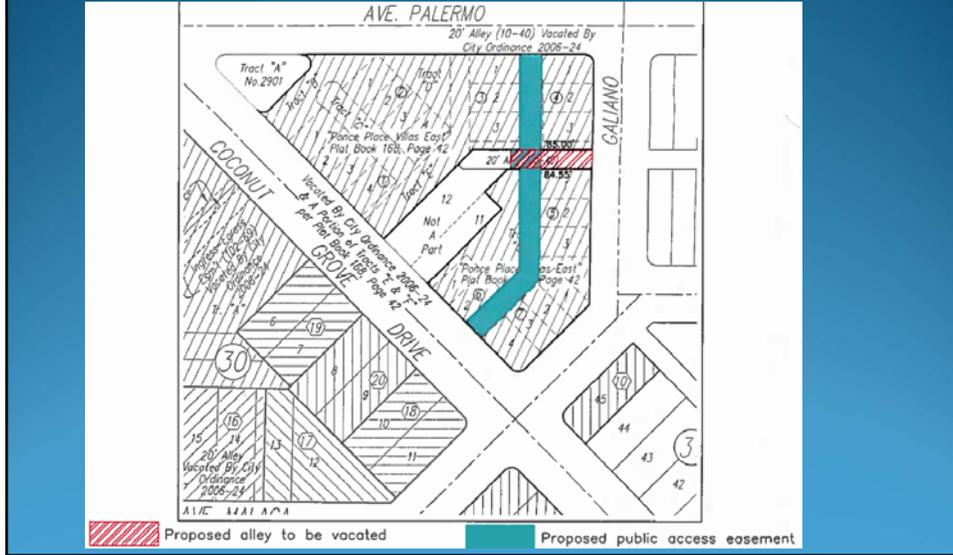
Application Request #4

❖ Planned Area Development Site Plan

- ❖ Architecture will be further reviewed by the Board of Architects following Commission Approval, with a special Board of Architects review and approval for each individual building on the site. At that time, staff comments on the architecture and specific site plan design comments will be addressed and fully resolved.
- ❖ PZB will further review the Site Plan at the discretion of the City Commission

Application Request #5

❖ Alley Vacation



Application Request #6

❖ Development Agreement

- Ensures the high quality design, construction, and maintenance of project
- Memorializes public benefits provided as part of the project

Includes:

- Signage guarantees
- Dedication of public open space
- Encroachments Plan
- Development Schedule
- Hotel Standards of Operations
- Movie Theatre Standards of Operation
- Retail Standards of Operation
- Restaurant Standards of Operation
- Office Standards of Operation
- Offsite Improvements
- Parking Standards

Findings of Fact –

1 and 2. 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 –

3. Zoning Code Text Amendment

Staff finds the standards in Section 3-1405 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

Findings of Fact –

4. Planned Area Development

Staff finds the standards in Section 3-503 are **satisfied**.

- ❖ The proposed plan is consistent with the proposed legislative changes and applicable PAD requirements of the zoning Code.
- ❖ A Zoning Analysis was prepared by Planning Division Staff indicates that the proposed project meets the applicable provisions and requirements within the proposed Mediterranean Village Form-Based Code and the Zoning Code.
- ❖ The proposed project has been master planned in ways that maximize public space, recreation and visual quality. Adequate provisions have been made for traffic circulation and control, to limit impacts on the vicinity.
- ❖ The redevelopment of this property as a mixed-use retail and entertainment destination fulfills the objective of the City to attract mixed use developments to downtown and the creation of a pedestrian oriented urban environment.

Findings of Fact –

5. Alley Vacation

Staff finds the standards in Section 3-1203 are **satisfied**.

- ❖ The alley vacation and proposed public access easement will provide benefit to multiple future townhouse residents, and allows for the development of a mixed-use development in the Downtown, in addition to continuing to serve the needs of the existing single-family property.
- ❖ The alley vacation is part of the Mediterranean Village Planned Area Development, which is a mixed-use project in the Downtown. This is a desired development that improves the City's long-term fiscal condition.

Findings of Fact – 6. Development Agreement

Staff finds the standards in Section 3-2006 are satisfied.

- ❖ The Development Agreement is a tool that will be used to guarantee and enforce the operations, maintenance, and public amenities of the Mediterranean Village Planned Area Development. Staff finds that the Mediterranean Village project is consistent with the Comprehensive Plan.

Staff Recommendation

- ❖ The Planning and Zoning Division based upon the complete Findings of Fact recommends:
 - ❖ Specific items should be resolved prior to Commission consideration.
 - ❖ Approval with conditions.

Recommendations Prior to Further Consideration:

1. **Internal Consistency**: The applicant shall ensure the internal consistency of project, including parking counts and total FAR.
2. **Development Agreement**: The applicant shall meet with City Staff and the City Attorney to resolve the items listed in the proffered conditions of approval for the Development Agreement and any other issues with the Development Agreement.
3. **Landscaping**: Update landscape plan, public realm and streetscape improvements in consultation with Public Service Department.
4. **Signage**: A more complete Signage Plan is needed to supplement the information provided by the applicant.
5. **Transit Improvement Plan**: Develop the plan in coordination with City Staff, and address all outstanding issues in the Development Agreement.

Recommendations Prior to Further Consideration:

6. **Art in Public Places**: Determine the percentage contribution that will be made, above and beyond the 1% required by Code.
7. **Arts Center Building**: Determine the program for this building and work with City Staff to determine public benefit and contributions.
8. **Grading**: grade changes that result from the construction of the underground parking garage shall be addressed and fully explained in a pedestrian open space plan.
9. **Parking Garage**: The parking garage layout will be revised to address staff concerns regarding valet operations, parking, and vehicular and pedestrian circulation.
10. **Existing Single-Family Residence**: Demonstrate the feasibility and appropriateness of constructing the proposed project around the existing single-family residence.

Recommendations Prior to Further Consideration:

11. **LEED-ND:** Complete “Stage 1” submission for a Conditionally Approved Plan.
12. **Utilities:** Address the possible need to extend power, water or sewer lines to the site.
13. **Traffic Analysis:** Memorialize the improvements discussed in the Traffic Impact Analysis report in the Development Agreement, and obtain City and County approval for the proposed traffic calming devices.
14. **Parking Analysis:** Update calculations based on City comments.
15. **Valet Operations Analysis:** Verify number of valet stations, attendants, and dimensions of drop-off areas.

Recommendations Prior to Further Consideration:

16. **Parking Garage Design:** Address staff comments regarding turning movements and layout.
17. **Alley Vacation:** address staff comments from the January 2015 DRC meeting.
18. **Additional Comments:** Address additional conditions that may emerge from the Planning and Zoning Board’s comments and from Staff, including buildout schedule, agreed standards and procedures for any potential adjustments to approvals.

Conditions of Approval:

1. **Application/supporting documentation.** Construction of the proposed project shall conform with the documentation provided by the applicant in public hearings.
2. **Restrictive covenant.** Within 30 days of approval, the property owner, its successors or assigns shall submit a draft restrictive covenant for City Attorney review/approval outlining all conditions of approval as approved by the City Commission.
3. **Development Agreement.** Within 30 days of approval, the property owner, its successors or assigns shall record the Development Agreement in the Public Records of Miami-Dade County.
4. **Bond.** Within 90 days of approval, the property owner, its successors or assigns shall post a bond to cover the costs of restoring the property to a clean, safe, and attractive condition in the event that the project is not completed in a timely manner.

Conditions of Approval:

5. **Additional Reviews.** Additional review of each individual building shall be conducted by the Board of Architects, at which time staff comments and BOA comments on the function and aesthetics of each building shall be addressed. Final approval of the project by the Board of Architects is required prior to issuance of a building permit. Planning and Zoning Board review may be required at a later date at the discretion of the Commission.
6. **Traffic Study.** Any outstanding Traffic Study issues shall be satisfactorily resolved prior to Building Permit.
7. **Encroachments Plan.** Prior to Building Permit, Commission approval required for encroachments into, onto, under and over the right of way.

Conditions of Approval:

8. Historic Arts Center Building.

- a. A structural report shall be conducted focusing on the foundations (if any) of the historic building.
- b. A plan shall be submitted addressing the method of safeguarding the building during underground parking garage construction and other relevant construction activities.
- c. A construction bond shall be posted covering all phases of construction that may affect the property.
- d. As-built drawings to the standard set by the Historical American Building Survey shall be submitted.

Conditions of Approval:

9. Existing Single-family residence.

- a. A risk management assessment shall be conducted to determine possible impacts to the property and preventative measures to be taken, and a protection plan shall be submitted.
- b. A construction staging plan shall be submitted indicating how the property owner will access the house throughout construction of the below-grade and above grade portions of the project, and how continuous utility service will be provided throughout construction.
- c. A plan shall be submitted addressing the method of safeguarding the building during underground parking garage construction and other relevant construction activities.
- d. A construction bond shall be posted covering all phases of construction that may affect the property.

Conditions of Approval:

10. **Construction information/contact.** Provide written notice to all properties within five hundred (500) feet of the Mediterranean Village (2801, 2901, and 3001 Ponce de Leon Boulevard) project boundaries providing a specific liaison/contact person for the project.
11. **Private Provider.** Due to the large and complex scope of work, accelerated schedule and high cost of development, the owner should retain a Private Provider to perform plan reviews and inspection services throughout the life of the project.
12. **Written notice.** Provide a minimum of seventy-two (72) hour written notice to all properties within five hundred (500) feet of the Mediterranean Village (2801, 2901, and 3001 Ponce de Leon Boulevard) project boundaries of any proposed partial street/alley closures as a result of the project's construction activity.

Conditions of Approval:

13. **Art in Public Places.** Comply with all City requirements for Art in Public Places, which will include having the proposed artist and concept for public art to be reviewed by the Arts Advisory Panel and Cultural Development Board, and Board of Architects approval before being submitted to the City Commission.
14. **Right-of-way and public realm improvements.** Installation of all right-of-way improvements identified on the Applicant's approved plans, subject to review and approval by the Directors of Public Works, Public Service and Planning and Zoning.
15. **Undergrounding of overhead utilities.** The Applicant shall submit all necessary plans and documents, and shall complete the undergrounding of all overhead utilities.
16. **On Street Parking.** Comply with Section 74-201 – 74-203 Parking Replacement Assessment, including calculation of total public parking spaces lost.

Conditions of Approval:

17. Alley vacation and abandonment. Prior to the issuance of the final Certificate of Occupancy (CO) for the project:

- a. Public easement: the Applicant shall grant to the City by Deed of Dedication absolute right of public ingress and egress on the public easement and all utilities as required and/or requested by the City.
- b. All vehicle turning radii shall be adequate for all vehicles that utilize, and/or are served the properties adjoining the alley.
- c. Provide a minimum vertical clearance of sixteen feet (16') minimum along the full length and width of the public easement.
- d. Applicant shall be responsible for the relocation of existing utilities located in the alley to be vacated in accordance with all applicable City, County, State or outside agency, and or utility company requirements.

Conditions of Approval:

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

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



Planning and Zoning Board

Mediterranean Village

(2801, 2901 and 3001 Ponce de Leon Boulevard)

Comprehensive Plan Text and Map Amendment,
Zoning Code Text Amendment, PAD Site Plan, Alley
Vacation, and Development Agreement
February 11, 2015