



# City of Coral Gables Planning and Zoning Staff Report

**Property:** 130 Almeria Avenue, 152 Almeria Avenue, 160 Almeria Avenue, 2701 Ponce de Leon Boulevard, and 103 Sevilla Avenue

**Applicant:** Cade Capital Partners, LLC.

**Application:** Small Scale Comprehensive Plan Map Amendments, Zoning Code Map Amendment, and Mixed-Use Site Plan and Encroachment Review

**Public Hearing:** Planning and Zoning Board

**Date & Time:** February 20<sup>th</sup>, 2024, 6:00 – 9:00 p.m.

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

## 1. APPLICATION REQUEST

The Application requests are for Small Scale Comprehensive Plan Map Amendments, Zoning Code Map Amendments, and Mixed-use Site Plan and Encroachment approvals for a mixed-use project with live/work units referred to as “130 Almeria” located at 130 Almeria Avenue, 152 Almeria Avenue and 160 Almeria Avenue, 2701 Ponce de Leon Boulevard, and 103 Sevilla Avenue St.

1. *An Ordinance of the City Commission of Coral Gables, Florida amending the Future Land Use Map of the City of Coral Gables Comprehensive Plan pursuant to Zoning Code Article 14, “Process,” Section 14-213, “Comprehensive Plan Text and Map Amendments,” and Small Scale amendment procedures (ss. 163.3187, Florida Statutes), from “Commercial Mid-Rise Intensity” to “Commercial High-Rise Intensity” for Lots 1 through 9 and Lots 39 through 42 and from “Single Family High Density” to “Commercial Low-Rise Intensity” for Lots 17 through 21, Block 14, Coral Gables Crafts Section (130 Almeria Avenue, 152 Almeria Avenue, 160 Almeria Avenue, 2701 Ponce de Leon Boulevard, and 103 Sevilla Avenue), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and an effective date.*
2. *An Ordinance of the City Commission of Coral Gables, Florida making Zoning District boundary changes pursuant to Zoning Code Article 14, “Process,” Section 14-212, “Zoning Code Text and Map Amendments,” from “Mixed Use 2 District” to “Mixed Use 3 District” for Lots 1 through 9 and Lots 39 through 42 and from “Single-Family Residential District” to “Mixed Use 1 District” for Lots 17 through 21, Block 14, Coral Gables Crafts Section (130 Almeria Avenue, 152 Almeria Avenue, 160 Almeria Avenue, 2701 Ponce de Leon Boulevard, and 103 Sevilla Avenue), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and an effective date.*
3. *A Resolution of the City Commission of Coral Gables, Florida approving a Mixed-Use Site Plan and Encroachments pursuant to Zoning Code Article 14, “Process” Section 14-203, “Conditional Uses,” for a proposed mixed-use project including live/work units referred to as “130 Almeria” on the property legally described as Lots 1 through 9, 17 through 21, and 39 through 42, Block 14, Coral Gables Crafts Section (130*

*Almeria Avenue, 152 Almeria Avenue, 160 Almeria Avenue, 2701 Ponce de Leon Boulevard, and 103 Sevilla Avenue), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and an effective date.*

The application requests require review and recommendation by the Planning and Zoning Board at one (1) public hearing, and consideration by the City Commission at two (2) public hearings.

## 2. APPLICATION SUMMARY

Cade Capital Partners, LLC (the "Applicant") is proposing a mixed-use project, referred as "130 Almeria," to be located between the south border of the Central Business District and the Plaza development, within walking distance of Miracle Mile, Ponce Circle Park, the Ponce de Leon Trolley, and the Miami-Dade County Metrobus stop. The site is slightly less than 1 acre (43,267 square feet), bounded by Almeria Avenue to the north, Galiano Street to the east, Sevilla Avenue to the south, and Ponce de Leon Boulevard to the west. The subject property comprises three separate parcels on Ponce, Almeria, and Sevilla.

The site has an existing 4-story commercial building at 2701 Ponce de Leon Blvd that will remain a 1-story commercial building with surface parking facilities at 130, 152, and 160 Almeria Avenue, and a surface parking lot at the 103 Sevilla Avenue parcel. Lots 1 through 9 and 39 through 42 on Ponce de Leon Blvd and Almeria are zoned Mixed-Use 2 (MX-2) and have a future land use designation of Commercial Medium Rise Intensity. Lots 17 through 21 on Sevilla are zoned Single-Family Residential and have a future land use designation of Single-Family High Density.

The Applicant proposes to keep the 4-story 2701 Ponce de Leon Blvd building as is, transform the surface parking lot to be a public park, and redevelop the remaining site on Almeria into a 13-story (141 ft) mixed-use project with 4 ground floor live/work units, 122 upper-level residential units, rooftop amenities, and a public park.

- Lot Area is 43,267 square feet (0.99 acre)
- Building height is 13 stories at 141 feet to the roof level
- FAR is 3.5 (total square footage provided by new building: 124,133 square feet)
- 122 residential units (1-,2-, and 3-bedroom units)
- 12,114 square feet of ground floor live/work units
- 25,428 square feet of existing office space at 2701 Ponce de Leon Blvd
- 15,016 square feet (34.7%) of total open space, including 12,500 square foot public park at the Sevilla parcel
- 4 levels of parking with 185 total parking spaces, including lifts

The Application has been submitted by Jorge L. Navarro, Esq. of Greenberg Traurig, P.A. on behalf of Cade Capital Partners, LLC to the City of Coral Gables for Small Scale Comprehensive Plan Map Amendments, Zoning Code Map Amendments, and Mixed-use Site Plan and Encroachment approval. The application package submitted by the Applicant is provided as Attachment A.

First, the Applicant is requesting small scale Comprehensive Plan map amendments for Lots 1 through 9, 17 through 21, and 39 through 42. Currently, Lots 1 through 9 and 39 through 42 are designated Commercial Mid-Rise Intensity. The Applicant is proposing to change the land use to Commercial High-Rise Intensity, which would permit 13 stories, or 16 stories with Mediterranean Bonus architectural incentives, and a maximum height of 190.5 feet with Mediterranean Bonus Level 2. However, the Applicant has voluntarily proffered a covenant to limit the building height to 141 feet. Additionally, Lots 17 through 21 have an existing land use designation of Single-Family High Density and have been used as the commercial use of a surface parking lots since the early 1980s. The Applicant is

proposing to change the land use to Commercial Low-Rise Intensity, which would allow a maximum height of 77 feet with Mediterranean Bonus Level 2.

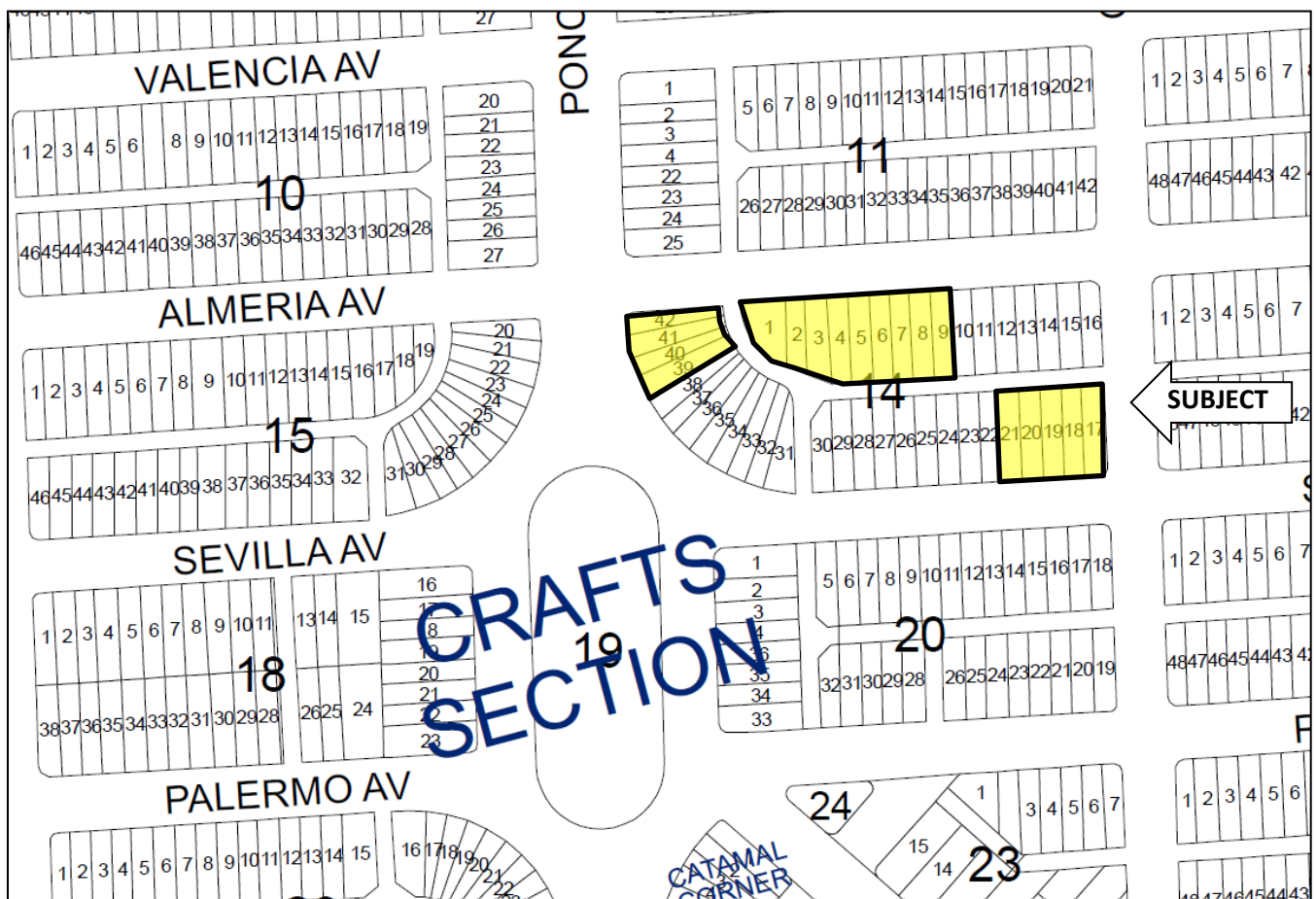
Second, the Applicant is requesting a Zoning Code map amendment for Lots 1 through 9 and 39 through 42 from Mixed-Use 2 to Mixed-Use 3. The Applicant is also proposing a Zoning Code map amendment for Lots 17 through 21 from Single-Family Residential District to Mixed Use 1 District.

Third, the Applicant is requesting mixed-use site plan and encroachment approval. Per Section 2-200.D. of the Zoning Code, buildings and structures on buildings sites of 20,000 square feet or more, or with street frontage of 200 feet or more, require conditional use review and approval. Because the project's building site is more than 20,000 square feet, the proposed mixed-use project site plan must be reviewed before the Planning and Zoning Board and approved by City Commission.

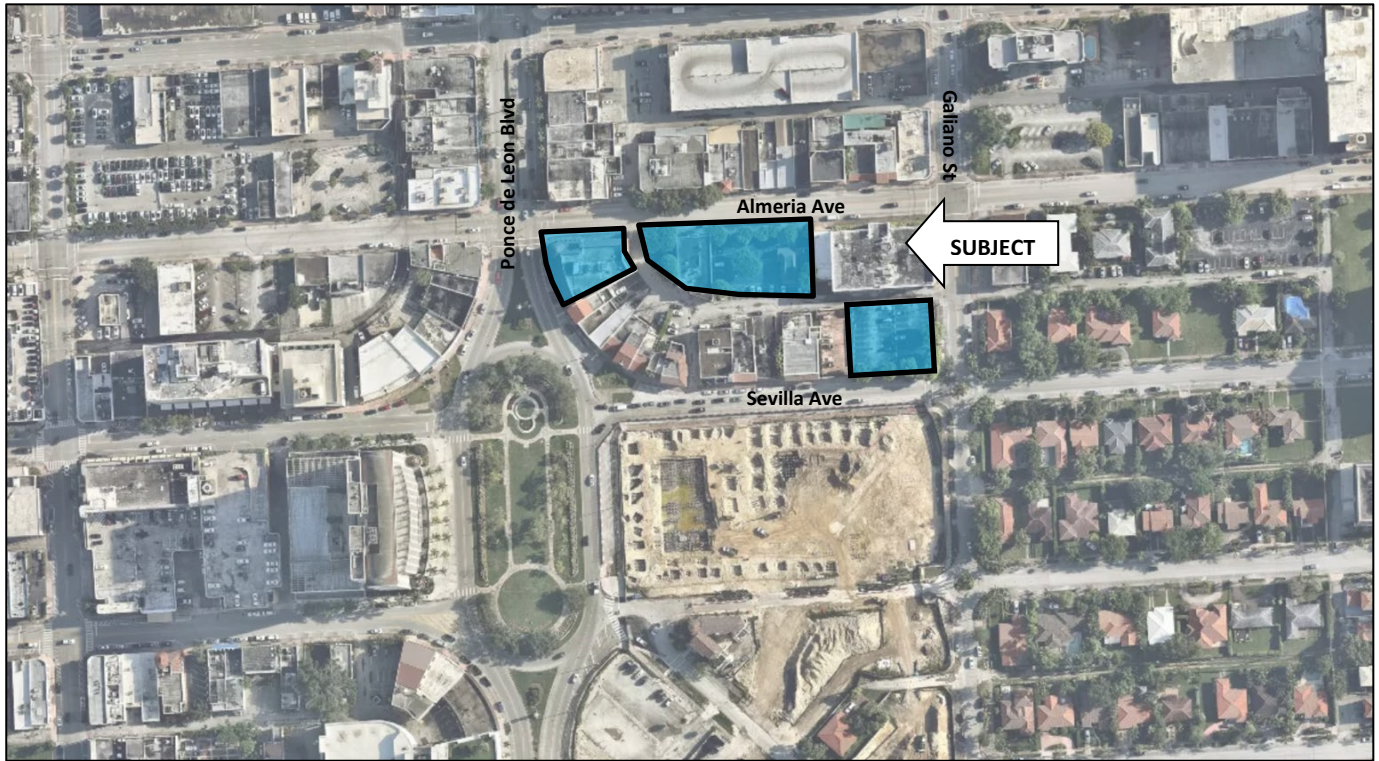
The application package is submitted by the Applicant is provided as Attachment A.

**Project Location.** Context information exhibited below.

**Lot, Subdivision, and Plat Map**



**Ariel Map**



**Site Data and Surrounding Uses.** The following tables provide the subject property’s designations and surrounding land uses:

**Existing Property Designations**

Future Land Use Map designation	130 Almeria Avenue, 152 Almeria Avenue, 160 Almeria Avenue, and 2701 Ponce de Leon Boulevard: <u>Commercial Mid-Rise Intensity</u> 103 Sevilla Avenue: <u>Single-Family High Density</u>
Zoning Map designation	130 Almeria Avenue, 152 Almeria Avenue, 160 Almeria Avenue: <u>Mixed-Use 2 District</u> 2701 Ponce de Leon Boulevard: <u>Mixed-Use 2 District</u> 103 Sevilla Avenue: <u>Single-Family Residential</u>
Coral Gables Redevelopment Infill District	Yes

**Surrounding Land Uses**

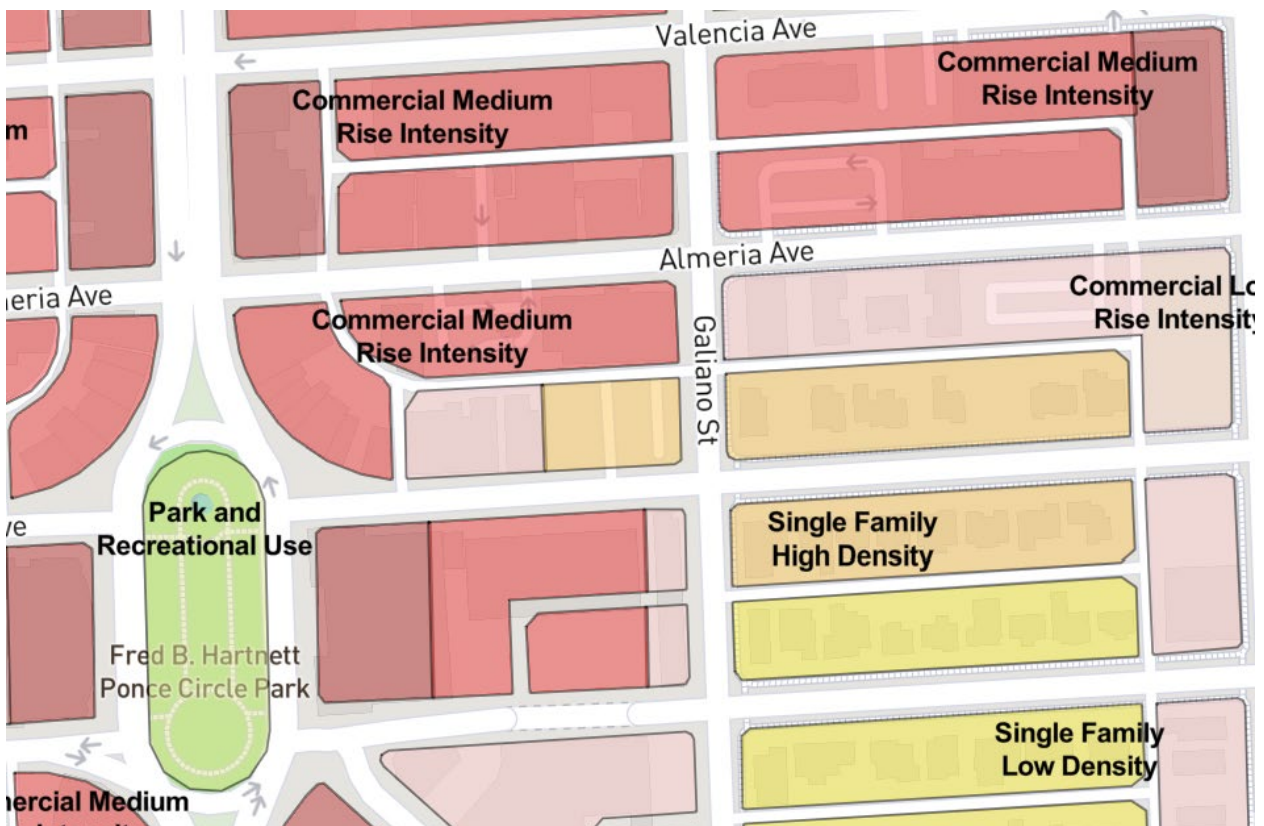
LOCATION	EXISTING LAND USES	FLUM DESIGNATIONS	ZONING DESIGNATIONS
North	Office	Commercial Mid Rise Intensity; Commercial High Rise Intensity	Mixed Use 2 (MX2) District; Mixed Use 3 (MX3) District
South	Mixed-Use (“the Plaza”)	Commercial Low Rise Intensity; Commercial High Rise Intensity	Mixed Use 3 (MX3) District; Mixed Use 1 (MX1) District
East	Office; Residential	Commercial Low Rise Intensity; Single Family High Density	Mixed Use 1 (MX1) District; Single-Family Residential
West	Office; Ponce Circle Park	Commercial Mid Rise Intensity; Parks and Recreational Use	Mixed Use 2 (MX2) District; Special



**Existing Zoning Map**



**Existing Future Land Use Map**



### 3. FINDINGS OF FACT

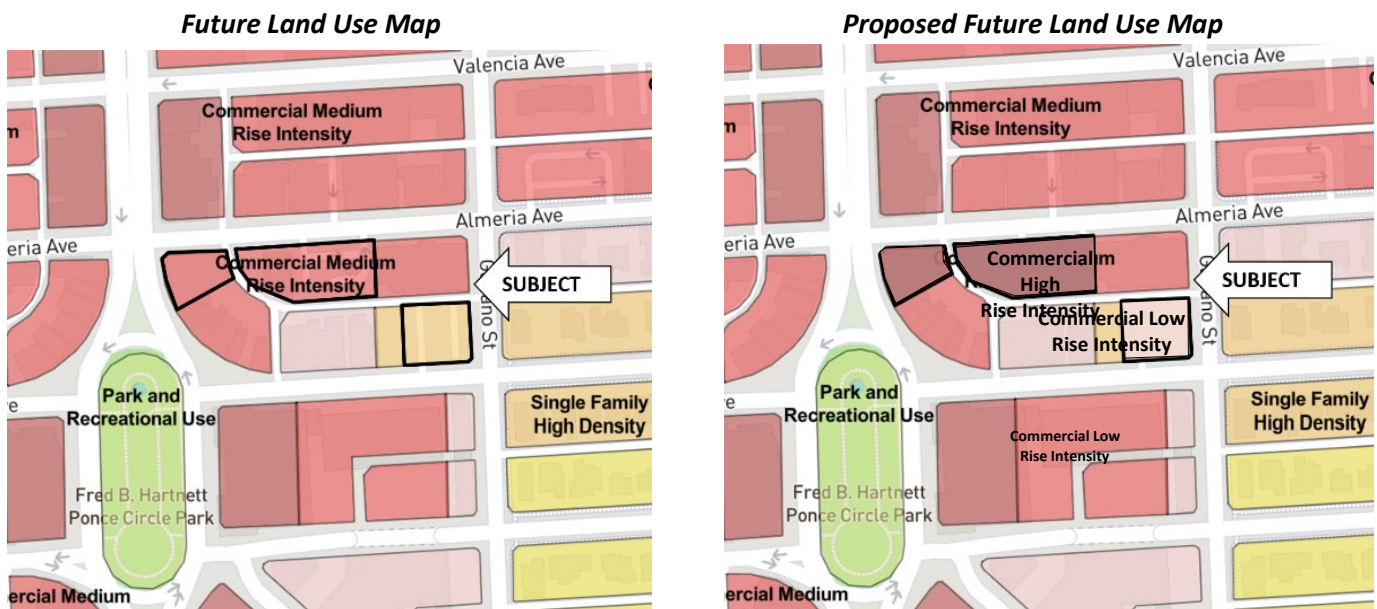
#### A. Comprehensive Plan Map Amendment

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 compliance with other applicable portions of the City Code.

Lots 1 through 9 and 39 through 42 of the subject site are currently designated as Commercial Mid-Rise Intensity on the Comprehensive Plan Future Land Use Map. The Applicant is proposing to change the land use to Commercial High-Rise Intensity, which would permit 13-stories and have a maximum height of 190.5 feet with Mediterranean Bonus Level 2. Lots 17 through 21 are currently designated Single Family High Density. Single Family High Density is a rarely-used classification that was planned to permit attached structures, including townhouses, but only appears on the Future Land Use Map in this part of the Crafts Section and the attached single-family structures of the historic villages and Deering Bay.

The Applicant is seeking to change the land use to Commercial Low-Rise Intensity.

A comparison of the property’s existing Future Land Use Map designations and the Applicant’s request designation is shown on the following maps:



**Findings of Fact – Land Use Map Amendment**

Zoning Code Section 14-213.6 provides review standards for Comprehensive Plan amendments:

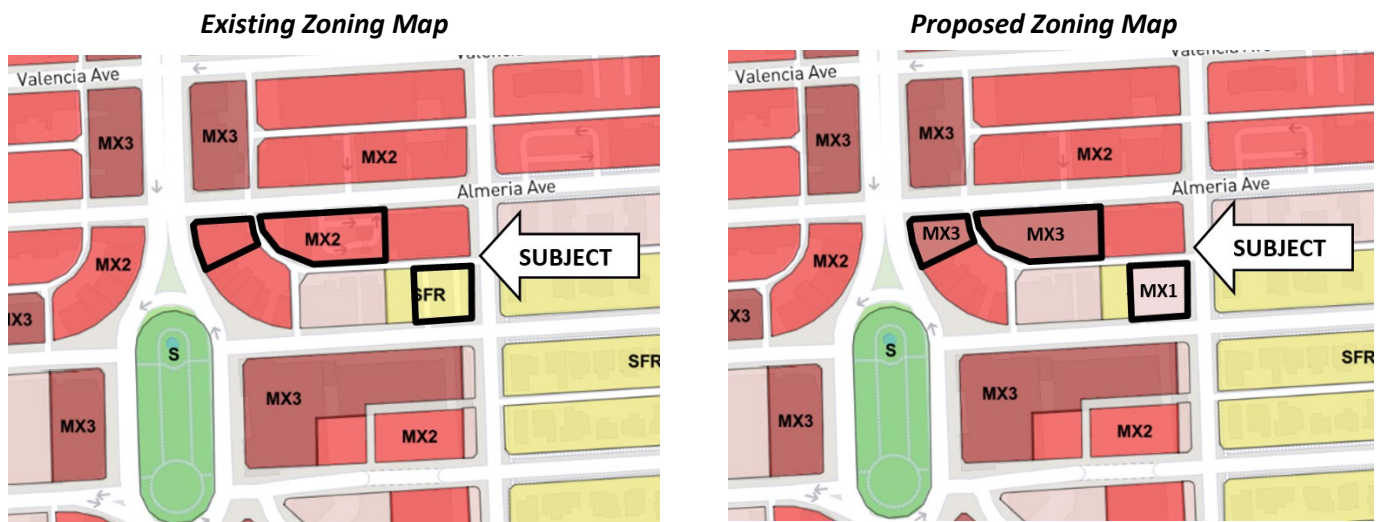
Standard	Staff Evaluation
1. Whether it specifically advances any objective or policy of the Comprehensive Land Use Plan.	<b>Yes.</b> The Comprehensive Plan map amendments from Commercial Mid-Rise Intensity to Commercial High-Rise Intensity for Lots 1 through 9 and 39 through 42, and Single-Family High Density to Commercial Low Rise Intensity for Lots 17 through 21 advance the objectives and policies in multiple Comprehensive Plan elements that encourage mixed use development and urban housing options near downtown. The proposal enhances connectivity within the downtown area between the Central Business District and the Plaza development, reduces the need to drive, improves pedestrian activity, and creates a balance between existing and future uses in the downtown.
2. Whether it is internally consistent with Comprehensive Land Use Plan.	<b>Yes.</b> The proposed mixed-use development is appropriate for the requested land use designations that allow mixed uses. In addition, the proposed Commercial High-Rise Intensity designation continues the pattern of Commercial High-Rise Intensity along Ponce de Leon Boulevard and adjoining side streets throughout the downtown to the north, west, and south of the subject site. Similarly, the proposed Commercial Low-Rise Intensity continues the existing Commercial Low-Rise Intensity designations on the west side of Galiano and south of the subject site, which later transitions to Commercial Mid-Rise Intensity directly north of the subject site within the Central Business District.
3. Its effect on the level of service of public infrastructure.	<b>Yes.</b> The proposed map amendment will support multi-modal activity along Ponce de Leon Boulevard by encouraging development that supports walking, biking, and using public transit that enable residents to work where they live. The subject site is also located within the downtown area that has regularly upgraded urban infrastructure from capital improvement projects and redevelopment. Overall, the project will satisfy the level of service of public infrastructure and meet the goal of the Comprehensive Plan that promotes the use of different modes of transit, such as the Gables Trolley system.
4. Its effect on environmental resources.	<b>Yes.</b> The proposed amendment promotes urban infill redevelopment in currently underutilized land within the downtown area. The existing site has surface parking lots and buildings that were constructed in the 1980s. The project will meet LEED Silver standards, as well as promote multi-modal transportation through bicycle racks and dedicated lanes on Galiano, electric charging stations, and trolley service access. The use of motorized vehicles will be reduced to short walking and biking distances. In addition, the design incorporates a public park and landscaped open space above the minimum requirement, which contributes to the environment and sustainability objectives.
5. Its effect on the availability of housing that is affordable to people who live or work in the	<b>Yes.</b> The proposed amendment will provide diverse multi-family housing opportunities, such as live/work, 1-bedroom, 2-bedroom, and 3-bedroom units within the downtown area between the Central Business

City of Coral Gables.	District and the Plaza development. The development is accessible, walkable, and bikeable to frequent public transit services, dining, shopping, and employment spaces. Local business owners and professionals utilizing the live/work units may benefit from the accessible commercial spaces.
6. Any other effect that the City determines is relevant to the City Commission’s decision on the application.	<b>Yes.</b> Related to this application, the Applicant is also requesting a Zoning Code map amendment and mixed-use site plan approval, which will restrict the building height to the proposed 141 feet.

**Staff’s Findings:** Based upon the Findings of Facts provided herein, Staff finds the Application satisfies the provisions of the Zoning Code for the proposed future land use map amendment to Commercial High-rise Intensity for Lots 1 - 9 and 39 - 42 and Commercial Low-Rise Intensity for Lots 17 - 21. Staff review finds that the proposed plans and Staff’s recommended conditions of approval incorporate measures to mitigate potentially negative impacts that could have adverse effects on neighboring properties.

**B. Zoning Code Map Amendment**

This section of the report presents City Staff’s evaluation of the Application and Findings of Facts for the requested Zoning Map amendments. Lots 1 through 9 and 39 through 42 are currently zoned as Mixed-Use 2. The Applicant is proposing to rezone those lots to Mixed-Use 3. Although used as a surface parking lot, lots 17 through 21 are zoned as Single-Family Residential. The Applicant is requesting to rezone those lots to Mixed-Use 1.





**Findings of Fact – Zoning Map Amendment**

Zoning Code Section 14-212.4 provides review standards for Zoning Code Map amendments:

Standard	Staff Evaluation
<b>1. It is consistent with the Comprehensive Plan in that:</b>	
a. Does not permit uses which are prohibited in the future land use category of the parcel proposed for development.	<p><b>Yes.</b> The Zoning Map amendment requests are connected to the Commercial High-Rise and Commercial Low-Rise designation requests that allow a combination of residential, retail/commercial, services, and offices. The proposed project offers mixed uses such as residential and live/work units, neighborhood amenities, and a public park to serve the community.</p> <p>Additionally, the requested Zoning Map amendment is directly related to the proposed Future Land Use Map amendments for the purpose of height. Mixed-Use 3 and Commercial High-Rise Intensity allow a height of 190.5 feet with architectural incentives, while to the current Mixed-Use 2 and Commercial Mid-Rise Intensity that permit a height of 97 feet. The Applicant has voluntarily proffered a covenant to limit the building height to 141 feet. Furthermore, the request to amend the Sevilla parcel to Mixed-Use 1 and Commercial Low Rise Intensity is consistent with the existing surface parking lot and compatible with the surrounding context, such as the Mixed-Use 1 zoning to the west and other properties along Galiano Street.</p>
b. Does not allow densities or intensities in excess of the densities and intensities which are permitted by the future land use category of the parcel proposed for development.	<p><b>Yes.</b> The proposed project’s density and intensity are consistent with both the existing and proposed future land use designations of Commercial Mid- and High-Rise Intensities. The allowed density is 125 units per acre and the allowed FAR is 3.0 (3.5 with Mediterranean Bonus II) in Mixed-Use 2 and Mixed-Use 3 districts. The proposed MX1 zoning on the surface parking lot that a legal non-conforming use on SFR zoning will not allow a density or intensity greater than the requested land use change to Commercial Low-Rise Intensity. In either case, the Application complies with the requirements of both the requested future land use map and zoning map amendments.</p>
c. Will not cause a decline in the level of service for public infrastructure to a level of service which is less than the minimum requirements of the Comprehensive Plan.	<p><b>Yes.</b> The proposed project will not cause a decline in the level of service for public infrastructure to a level of service that is less than the minimum requirements of the Comprehensive Plan. The building will satisfy and improve the level of service, as it will provide more access to multi-modal transportation options, such as the Gables Trolley and Douglas Metrorail Station, and continue any necessary urban infrastructure improvements to maintain the requirements.</p>
d. Does not directly conflict with any objective or policy of the Comprehensive Plan.	<p><b>Yes.</b> The requested Zoning Code Map Amendment does not directly conflict with any objective or policy of the Comprehensive Plan. The proposed project meets several goals, objectives, and policies of the Comprehensive Plan provided below in the Staff Report.</p>
<b>2. Will provide a benefit to the City in that it will achieve two or more of the following objectives</b>	

<p>a. Improve mobility by reducing vehicle miles traveled for residents within a one-half (1/2) mile radius by: i. Balancing land uses in a manner that reduces vehicle miles traveled; ii. Creating a mix of uses that creates an internal trip capture rate of greater than twenty (20%) percent; iii. Increasing the share of trips that use alternative modes of transportation, such as transit ridership, walking, or bicycle riding.</p>	<p>The requested Application will provide a mix of uses including office, commercial, and residential that encourages multi-modal mobility and therefore potentially reduces vehicle miles traveled. The subject site is less than one-quarter (1/4) mile of the Coral Gables Trolley, Miami-Dade County bus routes, Freebie, Galiano bike lane, and other transportation options. The arcade, paseo, ground floor live/work spaces, and public park encourage walkability within the downtown to the Plaza, Miracle Mile, Ponce Circle Park, and other services. Residents who live in the residential and live/work units will benefit from having close access to their place of work. In addition, the project’s access to the Gables Trolley, Douglas Metrorail station, Miami-Dade County bus stops, Freebie, and other ride sharing services will increase the use of public transit, walking, and biking to reach destination points and reduce the number of individual vehicle miles traveled.</p>
<p>b. Promote high-quality development or redevelopment in an area that is experiencing declining or flat property values.</p>	<p><b>Yes.</b> As aforementioned, the site currently consists of 1980s office buildings and surface parking lots. This project delivers Mediterranean architectural design and complements the surrounding mixed-use development and public open spaces. The design was approved by the Board of Architects to meet the Coral Gables Mediterranean Bonus II design standards.</p>
<p>c. Create affordable housing opportunities for people who live or work in the City of Coral Gables.</p>	<p><b>Yes.</b> The Applicant is providing diverse housing options (122 residential units that include 1-BR, 2-BR, and 3-BR, and 4 live/work units) located within the downtown area where many work in Coral Gables.</p>
<p>d. Implement specific objectives and policies of the Comprehensive Plan.</p>	<p><b>Yes.</b> The proposed project does implement specific objectives and policies of the Comprehensive Plan, particularly those focused on Mobility, Future Land Use, and Design. An evaluation of the project’s consistency with the comprehensive plan goals, objectives, and policies is provided below.</p>
<p>3. Will not cause a substantial diminution of the market value of adjacent property or materially diminish the suitability of adjacent property for its existing or approved use.</p>	<p><b>Yes.</b> The proposed project, which offers 122 residential units (1-BR, 2-BR, and 3-BR) and 4 live/work units, are alternative options to surrounding single-family homes. The project offers amenities and uses that are different from single-family homes, such as retail, office, and a public park, and proffers access to transit. These amenities and uses on-site beautify the area and mirror surrounding redevelopment, such as the Plaza, and as a result, can increase market values of neighboring single-family homes.</p>

**Staff comments.** The request for a Zoning Code Map Amendment from Mixed-Use 2 to Mixed-Use 3 and Single-Family Residential to Mixed-Use 1 is connected to the requests for the requested Comprehensive Land Use Map Amendments. As aforementioned, a change to Mixed-Use 3 allows the Applicant to build up to 190.5 feet; however, the Applicant has voluntarily proffered a covenant to restrict the building height to 141 feet. The proposed project provides opportunities for employment, retail, and housing, as well as walking, biking, and public transit.

**C. Conditional Use – Mixed-Use Site Plan and Encroachments**

This section of the report presents City Staff’s evaluation of the Application and Findings of Facts for the requested mixed-use site plan and encroachments. The City’s responsibility is to review the Application for consistency with the City’s Comprehensive Plan Goals, Objectives and Policies and compliance with the Zoning Code and City Code.

The purpose of the (MX) Mixed Use Districts, per Section 2-201 of the Zoning Code, *is to accommodate various forms and densities of mixed uses, including commercial and residential, to serve the needs of a diverse community, while ensuring that there is a transition to single-family and duplex neighborhoods that protects the integrity of these neighborhoods.*

*The Mixed-Use Districts are intended to provide a continuous, pedestrian-friendly urban environment, bringing together the activities of daily living, and reducing dependence on vehicular mobility. The Mixed-Use District regulations are intended to improve the public realm, and to produce functional and beautiful streets and public open spaces with:*

1. *street level amenities and design elements contributing to the pedestrian experience;*
2. *pedestrian connectivity augmented in cross block pedestrian passages; and*
3. *public open spaces that are welcoming, provide a sense of place, and accommodate a range of activities, from walking between destinations, to waiting for transportation, to accommodating social and cultural activities.”*

**Mediterranean Architectural Style**

The proposed project received preliminary approval, which included Mediterranean architectural style approval for Level 2, from the Board of Architects on April 27<sup>th</sup>, 2023.

**Site Plan Information:**

Standard	Project Data	
<b>Lot Area</b>	2701 Ponce de Leon Blvd: 8,368 sq. ft. 160 Almeria Ave: 2,933 sq. ft. 152 Almeria Ave: 4,466 sq. ft. 130 Almeria Ave: 15,000 sq. ft. 103 Sevilla Ave: 12,500 sq. ft. Total: 43,267 square feet (0.99 acres)	
	Current / Required	Proposed
<b>Zoning</b>	Lots 1-9 & 39-42: Mixed-Use 2 (MX2)  Lots 17-21: Single-Family Residential	Lots 1-9 & 39-42: Mixed-Use 3 (MX3)  Lots 17-21: Mixed-Use 1 (MX1)
<b>Future Land Use</b>	Lots 1-9, 39-42: Commercial Mid-Rise Intensity  Lots 17-21: Single-Family High Density	Lots 1-9 & 39-42: Commercial High-Rise Intensity  Lots 17-21: Commercial Low-Rise Intensity

<b>Open Space</b> (ground-level outdoor area, open to the sky)	4,326.7 sq. ft. (10% of building site)	12,500 sq. ft. (uncovered) 2,516 sq. ft. (arcade/covered paseo) 15,016 sq. ft. (34.7%) total
<b>Density</b>	125 du/ac	122 residential units 4 live/work units
<b>FAR (site area x 3.5)</b> Mediterranean Design	43,267 sq. ft. x 3.5 = 151,434.5 sq. ft. (w/ Med. Bonus II)	Residential: 119,917 sq. ft. Commercial/office: 29,644 sq. ft. <b>Total: 149,561 sq. ft.</b> (existing 2701 Ponce de Leon and new building)
<b>Stepback up to 45 feet</b>		
<i>Front/North (Almeria Ave)</i>	0' up to 45' 10' above 45'	0' up to 45' 10' above 45'
<i>Interior/East (Adjacent Prop)</i>	0' up to 45' 15' above 45'	0' up to 45' 15' above 45'
<i>Rear/West</i>	0' up to 45' 3' above 45'	0' up to 45' 10' above 45'
<i>Rear/Alley</i>	0' up to 45' 3' above 45'	0' up to 45' 3' above 45'
<b>Building Height</b>	70', 97' w/ Med Bonus (current MX2) 150', 190.5' w/ Med Bonus (proposed MX3)	141 ft.
<b>Parking</b>		
<i>Residential</i> <ul style="list-style-type: none"> <li>• 55 1-bedroom units</li> <li>• 58 2-bedroom units</li> <li>• 9 3-bedroom units</li> </ul>	(1 space/1 BR) + (1.75/2 BR) + (2.25/3 BR) = 124 spaces	185 spaces
<i>Commercial (Retail/Restaurant/Sales)</i>	22,155 sq. ft. (1 space/300 sq. ft.) = 73.85	
		185 spaces
<i>H.C. Accessible</i>	6 spaces	6 spaces
<i>EV Parking with Charging Station</i>	185 x 5% min.) = 10 spaces	10 spaces
<i>EV Ready</i>	182 x 15% min. = 28 spaces	28 spaces
<i>EC Capable</i>	182 x 20% min. = 37 spaces	37 spaces
<b>Bicycle Storage</b>	1 bicycle space per four (4) residential units: 122/4 = 30.5 space	31

Buildings and structures on building sites of 20,000 square feet or more, or with street frontage of two hundred (200) feet or more, require conditional use review and approval per Section 2-201 of the Zoning Code.

As aforementioned, the purpose of a Conditional Use per Section 14-203 of the Zoning Code "is to recognize that there are uses which may have beneficial effects and serve important public interests, but which may, but not



*necessarily, have adverse effects on the environment, particularly residential areas, overburden public services, or change the desired character of an area. Individualized review of these uses is necessary due to the potential individual or cumulative impacts that they may have on the surrounding area or neighborhood. The review process allows the imposition of conditions to mitigate identified concerns or to deny the use if concerns cannot be resolved.”*

A Conditional Use review must comply with Zoning Code Section 14-203.8, “Standards for Review” as follows:

STANDARD	STAFF EVALUATION
A. The proposed conditional use is consistent with and furthers the goals, objectives and policies of the Comprehensive Land Use Plan and furthers the purposes of these regulations and other City ordinances and actions designed to implement the Plan.	<b>Yes.</b> The proposed mixed-use site plan are consistent with and further the goals, objectives, and policies of the Comprehensive Land Use Plan and purpose of the Zoning Code mixed-use provisions. The project is located within the downtown area and will redevelop currently underutilized parcels of land with an array of ground floor commercial spaces, including live/work units, and 122 residential units. In addition, the project includes a new 12,500 square foot neighborhood park at 103 Sevilla Avenue which is linked to other downtown open spaces with the existing and planned Galiano bikeway. The park is designed to have lush landscaping, lighting, benches, pathways, public artwork, and other landscape design elements to serve as a gathering place within the downtown area. The project’s close proximity to Miracle Mile and the Plaza, as well as the ground floor commercial spaces, public park, and access to public transportation options will activate multi-modal and pedestrian activity. In return, this will strengthen Downtown business opportunities, improve quality of life, and foster a sense of place.
B. The available use to which the property may be put is appropriate to the property that is subject to the proposed conditional use and compatible with existing and planned uses in the area.	<b>Yes.</b> Downtown was created to be the functional and symbolic center of the City, and was envisioned to foster pedestrian-friendly activity and offer an array of uses. The Mediterranean architectural design, scale, and use is compatible with the character of the urban area that contains several mixed-use developments, such as the Plaza, Coral Gables Tower Condominium, 100 Andalusia Condominium, and the under construction Regency Parc. The proposed urban park is compatible with the existing and planned uses of the downtown area and further continues the pattern of open spaces on Galiano. This project connects the new with the well-established development of Downtown and the urban fabric.
C. The proposed conditional use does not conflict with the needs and character of the neighborhood and the City.	<b>Yes.</b> The project will provide another valuable publicly accessible park on the Sevilla parcel to be closest to the single-family residences, while consolidating the 13-story building between existing office and commercial buildings on Almeria. The proposed corner 12,500 square foot park will serve as a transition between the established single-family residences and the existing and future mixed-use developments of downtown, as to not compromise the needs and character of the neighborhood by the development of this project. Several community meetings in the last year have confirmed a need for additional parks and landscaped open spaces in downtown. This park will make this

STANDARD	STAFF EVALUATION
	<p>area of Downtown a more attractive outdoor space for residents, employees, and visitors to enjoy. Furthermore, the proposed live/work units reflect current work-shifting needs of the area, as a high proportion of workers in the advanced industry sector are independent contractors or work from home-based offices. The proposed live/work in consistent with the original 1920s vision for the Crafts Section and will promote business opportunities. The project also supplies different selections of residential units, such as 1-, 2-, and 3-bedroom units within the mixed-use development and encourages residents and pedestrians to utilize alternative transportation modes beyond driving through the nearby residential neighborhood, such as the Trolley, Metrorail, bicycle, and other transportation options.</p>
<p>D. The proposed conditional use will not adversely or unreasonably affect the use of other property in the area.</p>	<p><b>Yes.</b> The Applicant’s proposal of a mixed-use building and encroachments are consistent with the character, uses and buildings in downtown, specifically with those fronting Almeria Avenue, Galiano Street, Sevilla Street, and Ponce de Leon Boulevard. The proposed project is 141 feet tall and provides additional open space through a 12,500 square foot public park at the Sevilla parcel. The project’s scale falls in between the Plaza and adjacent properties, serving as a transition between high-rise buildings and single-family residences. The project will enhance the existing surface parking lots in this area of downtown and encourage residents and pedestrians to utilize amenities and services from the projects and other sites in the downtown.</p> <p>In addition, the requested encroachment of the roof overhang of the southwest corner 3’ into the alley were requested by the Board of Architects to simplify the alley’s curvature and incorporate less breaks in the structure. The proposed encroachment is above the 13<sup>th</sup> story and does not adversely or unreasonably affect the use of other properties in the area.</p>
<p>E. The proposed use is compatible with the nature, condition and development of adjacent uses, buildings and structures and will not adversely affect the adjacent uses, buildings or structures.</p>	<p><b>Yes.</b> The proposed project is compatible with the mixed uses within downtown. The project provides availability of housing options, and creates more live/work options in this urban area. The project also delivers open spaces and landscape design improvements that are compatible with the nearby residential neighborhood. The extra shade and plants, seating areas, and art enhances the aesthetics and appeals to more people to the area.</p>
<p>F. The parcel proposed for development is adequate in size and shape to accommodate all development features.</p>	<p><b>Yes.</b> The subject property comprises of Lots 1 through 9, 17 through 21, and 39 through 42, Block 14, Crafts Section, and is approximately 43,267 square feet (slightly less than 1 acre) in size which accommodates all the proposed development features.</p>
<p>G. The nature of the proposed development is not detrimental to</p>	<p><b>Yes.</b> The proposed development and request for a mixed-use site plan and encroachment approval are not detrimental to the health, safety,</p>

STANDARD	STAFF EVALUATION
<p>the health, safety and general welfare of the community.</p>	<p>and general welfare of the community. The project provides ground floor commercial spaces/live-work units and 12,500 square feet of open space. including shade trees, lighting, landscaping, seating areas, and public art that enhances the beauty and the walkability of this urban area, which in turn, have health and safety benefits. Walking supports the health of residents and patrons. Landscaping and lighting improvements foster a sense of safety. Additionally, the residential portion will support the existing downtown retail and businesses, like Miracle Mile and the Plaza, the larger retail areas in the City of Coral Gables. As a result, the project will strengthen the health, safety, and general welfare of the community.</p>
<p>H. The design of the proposed driveways, circulation patterns and parking is well defined to promote vehicular and pedestrian circulation.</p>	<p><b>Yes.</b> The design of “130 Almeria” includes a two-way garage entry on the ground floor of Almeria Avenue at the northeast corner of the project. The vehicle entry from the front property line is only allowed with City Commission approval when an alley or side street are present.</p>
<p>I. The proposed conditional use satisfies the concurrency standards of Section 14-218 and will not adversely burden public facilities, including the traffic-carrying capacities of streets, in an unreasonable or disproportionate manner.</p>	<p><b>Yes.</b> The proposed project was reviewed by the Development Review Committee (DRC); Public Works determined that sewer improvements may be required subject to further review to satisfy concurrency standards and may require a basin area under the current sewer agreement. As required for all development projects, all stormwater runoff must be retained on site and may require upgraded drainage lines.</p> <p>The property is also located within the Gables Redevelopment Infill District (GRID) which allows development to move forward regardless of a roadway’s level of service (LOS) with the intent to focus redevelopment of the City’s urbanized areas. In order to determine if a traffic impact study is warranted, a trip generation analysis was prepared by Kimley Horn and concluded that the project should not impact or negatively affect the surrounding roadway network and intersections, and does not generate a traffic impact study.</p>

**Staff’s Findings:** Based upon the Findings of Facts provided herein, Staff finds the Application satisfies the provisions of the Zoning Code for the Mixed-Use Site Plan and Encroachment. Staff review finds that the proposed plans and Staff’s recommended conditions of approval incorporate measures to mitigate potentially negative impacts that could have adverse effects on neighboring properties.

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

This section provides those CP Goals, Objectives and Policies applicable to the Application and the determination of consistency:

REF. NO.	COMPREHENSIVE PLAN GOAL, OBJECTIVE AND POLICY	STAFF REVIEW
1	<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
2	<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
3	<b>Objective MOB-2.2.5.</b> As a vibrant mature City located in rapidly growing Miami-Dade County, the City shall continue to pursue and promote infill and redevelopment in appropriate parts of the City, especially within the City’s GRID. The City shall research the following: <ul style="list-style-type: none"> <li>• The possible expansion and upgrade of the current trolley system to other destinations within the City which may include a northern extension beyond 8th Street and connection to the University of Miami campus.</li> <li>• Potential development incentives and/or economic incentives to promote trolley ridership.</li> <li>• Maintain the existing Coral Gables Mediterranean Style Design Standards, which awards density and height bonuses for developments which provide pedestrian amenities thereby encouraging walkability.</li> </ul>	Complies
4	<b>Goal FLU-1.</b> Protect, strengthen, and enhance the City of Coral Gables as a vibrant community ensuring that its neighborhoods, business opportunities, shopping, employment centers, cultural activities, historic value, desirable housing, open spaces, and natural resources make the City a very desirable place to work, live, and play.	Complies
5	<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
6	<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
7	<b>Objective FLU-1.7.2.</b> The City shall continue to enforce the Mediterranean architectural provisions by providing incentives for infill and redevelopment that address, at a minimum, the impact on the following issues: <ul style="list-style-type: none"> <li>• Surrounding land use compatibility</li> <li>• Historic resources</li> <li>• Neighborhood identity</li> </ul>	Complies



REF. NO.	COMPREHENSIVE PLAN GOAL, OBJECTIVE AND POLICY	STAFF REVIEW
	<ul style="list-style-type: none"> <li>• Public facilities including roadways</li> <li>• Intensity/density of the use</li> <li>• Access and parking</li> <li>• Landscaping and buffering</li> </ul>	
8	<p><b>Policy FLU-1.10.2.</b> The City shall continue to maintain regulations consistent with the Comprehensive Plan which regulate the use and development of land in a manner which, at a minimum, provides for land use consistent with the Future Land Use Plan map series, interpretive text and Land Use Element goal, objectives and policies; regulate the subdivision of land; regulate signage; regulate development and use in areas subject to seasonal or periodic flooding, provide for stormwater management; open space and regulate on-site traffic flow and parking.</p>	Complies
9	<p><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.</p>	Complies
10	<p><b>Goal DES-1.</b> Maintain the City as a livable city, attractive in its setting and dynamic in its urban character.</p>	Complies
11	<p><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.</p>	Complies
12	<p><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.</p>	Complies
13	<p><b>Goal REC-1.</b> The City of Coral Gables recreation system will serve the residents with neighborhood parks and open spaces that offer both passive and active recreation activities and facilities; that are linked together with a network of sidewalks, pathways and bike lanes; and provide public/open spaces that serve as gathering places in the downtown area.</p>	Complies
14	<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>	Complies
15	<p><b>Policy HOU-1.5.1.</b> Encourage the development of diverse housing types such as smaller, more affordable units within the downtown area and mixed use development overlay area.</p>	Complies

**Staff Comments:** The above evaluation indicates that requests for small-scale land use map amendments, zoning map amendments, and mixed-use site plan and encroachments for the 130 Almeria project is “consistent” with the Comprehensive Plan’s goals, objectives, and policies as determined by Staff.

Per the Mobility goals, objectives, and policies listed above, 130 Almeria revitalizes the underutilized Sevilla and Almeria surface parking lots into a 13-story mixed-use building and corner public park. In this case, the proposed public park activates Galiano St between Sevilla Ave and Almeria Ave that is currently a parking service area. The landscaped public park coupled with ground floor commercial uses enhances connectivity and encourages using alternative modes of transportation, such as walking, biking, and public transit, to reach different areas of downtown and Coral Gables. As a result, the project encourages less cars on the city’s streets.

The proposed 130 Almeria project also meets the above-mentioned Future Land Use goals, objectives, and policies of the Comprehensive Plan. The downtown area will greatly benefit from this mixed-use development that has 122 residential units, 4 live/work units with 12,114 square feet of ground floor commercial space, and a 12,500 square foot park. The project adds to the vision of Coral Gables as a “placemaker” and complements surrounding developments, such as the Plaza, that provide residential, retail, employment, and transit components.

Lastly, the proposed project satisfies the Design goals, objectives and policies above. As determined by the Board of Architects, the project meets Mediterranean Bonus Level II. A purpose of the Mediterranean Bonus Level II standards is to encourage public realm improvements and pedestrian amenities that strengthen the urban fabric. This project provides those improvements through the public park, art, arcade, paseo, lighting, seating, landscaped bumpouts, bike lane, and other public realm enhancements.

Therefore, Staff’s determination is that this application is “consistent” with the Comprehensive Plan Goals, Objectives and Policies that are identified is based upon compliance with conditions of approval recommended by Staff and proffered by the Applicant.

**4. REVIEW TIMELINE AND PUBLIC NOTIFICATION**

**City Review Timeline**

The submitted applications have undergone the following City reviews:

<b>REVIEW COMMITTEES AND BOARDS</b>	<b>DATE</b>
Development Review Committee	10.28.22
Board of Architects	01.26.23 03.30.23 04.27.23
Planning and Zoning Board	02.20.24
City Commission	TBD

<b>Department</b>	<b>DRC 10.28.22</b>	<b>Board of Architects 01.26.23, 03.30.23, and 04.27.23</b>	<b>Comments Provided</b>
Historical Resources and Cultural Arts	X		N
Art in Public Places	X		Y
Parking	X		Y
Police	X		N

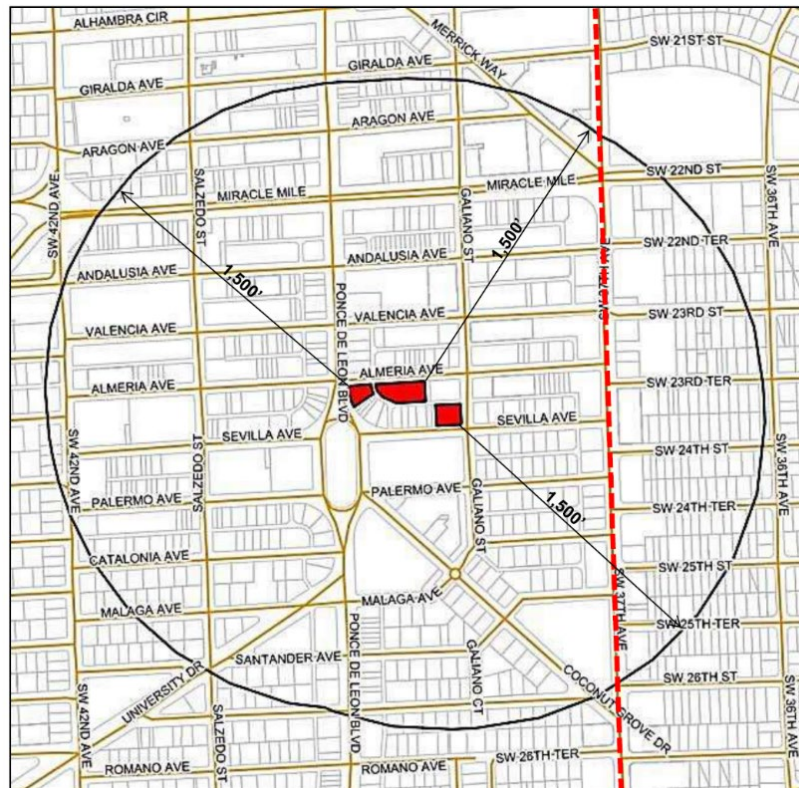
Fire	X		Y
Public Works Engineering	X		Y
Public Works Utilities	X		Y
Public Works (Transportation)	X		Y
Public Works Greenspace Management	X		N
Zoning	X		Y
Planning	X		Y
City Architect	X	X	Y
Building	X		N

**Public Notification and Comments**

The Applicant held two neighborhood meetings on June 27<sup>th</sup>, 2023 and November 30, 2023 with notification to all property owners within 1,500 feet of the property. A copy of the meeting invitation and attendance list is on file with the Planning Division. A summary of the meeting is provided under Attachment A.

Article 15, “Notices,” Section 15-100 of the Zoning Code requires notification be provided to all property owners within 1,500 feet of the property. The notification was sent on February 5, 2024 to notify property owners of the February 20, 2024 Planning and Zoning Board meeting. The notice indicates the following: applications filed; public hearing dates/time/location; where the application files can be reviewed; and provides for an opportunity to submit comments. There were 1,707 notices, including 6 internationally mailed. A copy of the legal advertisement and notice are provided as Attachment C. A map of the notice radius is provided below.

**Notification Radius Map**



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

PUBLIC NOTICE	DATE
Mailed notification for neighborhood meeting	06.14.23
Applicant neighborhood meeting	06.27.23
Mailed Notification for PZB meeting	02.05.24
Sign posting of property	02.05.24
Legal advertisement	02.05.24
Posted Staff report on City web page	02.15.24

**5. STAFF RECOMMENDATION AND CONDITIONS OF APPROVAL**

1. *An Ordinance of the City Commission of Coral Gables, Florida amending the Future Land Use Map of the City of Coral Gables Comprehensive Plan pursuant to Zoning Code Article 14, “Process,” Section 14-213, “Comprehensive Plan Text and Map Amendments,” and Small Scale amendment procedures (ss. 163.3187, Florida Statutes), from “Commercial Mid-Rise Intensity” to “Commercial High-Rise Intensity” for Lots 1 through 9 and Lots 39 through 42 and from “Single Family High Density” to “Commercial Low-Rise Intensity” for Lots 17 through 21, Block 14, Coral Gables Crafts Section (130 Almeria Avenue, 152 Almeria Avenue, 160 Almeria Avenue, 2701 Ponce de Leon Boulevard, and 103 Sevilla Avenue), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and an effective date.*

Staff recommends **Approval.**

2. *An Ordinance of the City Commission of Coral Gables, Florida making Zoning District boundary changes pursuant to Zoning Code Article 14, “Process,” Section 14-212, “Zoning Code Text and Map Amendments,” from “Mixed Use 2 District” to “Mixed Use 3 District” for Lots 1 through 9 and Lots 39 through 42 and from “Single-Family Residential District” to “Mixed Use 1 District” for Lots 17 through 21, Block 14, Coral Gables Crafts Section (130 Almeria Avenue, 152 Almeria Avenue, 160 Almeria Avenue, 2701 Ponce de Leon Boulevard, and 103 Sevilla Avenue), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and an effective date.*

Staff recommends **Approval.**

3. *A Resolution of the City Commission of Coral Gables, Florida approving a Mixed-Use Site Plan and Encroachment pursuant to Zoning Code Article 14, “Process” Section 14-203, “Conditional Uses,” for a proposed mixed-use project including live/work units referred to as “130 Almeria” on the property legally described as Lots 1 through 9, 17 through 21, and 39 through 42, Block 14, Coral Gables Crafts Section (130 Almeria Avenue, 152 Almeria Avenue, 160 Almeria Avenue, 2701 Ponce de Leon Boulevard, and 103 Sevilla Avenue), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and an effective date.*

Staff recommends **Approval, with conditions.**

**Conditions of Approval**

In furtherance of the Comprehensive Plan’s Goals, Objectives and Policies, and all other applicable Zoning Code and



City Code provisions, the recommendation for approval of the proposed project is subject to all of the following conditions of approval. Additional conditions of approval may be added to this list prior to Commission review.

- 1. Application/Supporting Documentation. Construction of the proposed project shall be in substantial conformance with all of the following:**
  - a. The Applicant’s submittal package to PZB prepared by Behar Font & Partners, P.A. to include:
    - i. Maximum building height shall not exceed 13 stories/141 ft.
    - ii. 3.5 FAR (124,133 sq. ft.)
    - iii. 122 residential units
    - iv. 4 live/work units
    - v. 185 parking spaces
    - vi. 15,016 sq. ft. (34.7%) open space, including the 12,500 sq. ft. park
  - b. All representations preferred by the Applicant’s representatives as a part of the review of the Application at public hearings.
  
- 2. Restrictive covenant.** Within thirty (30) days of City Commission approval of the Application, the Applicant, property owner(s), its successors or assigns shall submit a restrictive covenant for City Attorney review and approval outlining all conditions of approval as approved by the City Commission and the voluntarily proffered covenant to restrict the building height. Failure to submit the draft restrictive covenant within the specified time frame shall render the approval void unless said time frame for submittal of the draft restrictive covenant is extended by the City Attorney after good cause as to why the time frame should be extended. It is recognized that the requirements contained in the restrictive covenant constitute regulatory conditions of approval and shall survive as regulatory conditions of approval even if the restrictive covenant is later found to be void or unenforceable.
  
- 3. Prior to issuance of the first Building Permit, Applicant shall:**
  - a. **Impact Fees.** The Applicant shall include the payment of all applicable City of Coral Gables impact fees, sewer capacity fees and service charges prior to the issuance of a building permit. No impact fee shall be waived.
  - a. **Off-site and Public Realm Improvements.**
    - i. **Miami-Dade County approval.** All traffic flow modifications, including the continuation of the bike lane on Galiano and other applicable street design changes, shall require a “Dry-Run” approval of Miami-Dade County and the City prior to the issuance of the first City permit for vertical construction.
    - ii. **Traffic Calming Improvements.** Prior to issuance of the first City permit for vertical construction, all proposed streetscape improvements, including landscaped bumpouts and shade trees on Almeria at the intersection with Ponce de Leon Blvd and intersection with Galiano; 2 mid-block landscaped bumpouts on the north side of Almeria Ave, and continuation of bike lanes on Galiano St from Sevilla Ave to Almeria Ave, shall require conceptual approval from the City. If any components of the proposed modifications are not approved, additional community involvement may be required.
  - b. **Art in Public Places.** Applicant shall provide a complete and notarized copy of the Project Value Application to the City. Prior to the issuance of the first Building Permit, applicant must make the required contribution to the appropriate Art in Public Places fund or receive approval for a waiver in accordance with the requirements of Article 9-103(B).
  - c. **On-street parking.** Payment shall be provided by Applicant, its successors or assigns according to established City requirements for the loss of any on-street parking spaces on Almeria as a result of the project. Payment for loss of on-street parking as a result of the proposed off-site intersection

- or mid-block bumpouts will not be required.
  - d. **Signage.** Provide a Signage Master Plan indicating code compliant size and location of all proposed exterior signage.
  - e. **Parking Garage Design.** The 4-level parking garage openings shall be screened so that interior lights and car headlights are not visible from surrounding properties and rights-of-way.
  - f. **Ground Floor Design.** The ground floor of all sides of all buildings shall continue to be designed to optimize pedestrian activity and access with a continuous and leveled sidewalk through the proposed curbcuts and driveways.
  - g. **Drainage.** All stormwater runoff must be retained on site, and drainage improvements within the right-of-way may be required at the Applicant's expense.
  - h. **Encroachment Agreement and Covenant.** All encroachments illustrated in the Applicant's submittal package, including the southwest corner roof overhang, special treatment sidewalks, decorative pavers, landscaping, irrigation, street lighting, landscaping lighting, and any other encroachments into, onto, under and over the right of way as shown in the site plan are approved by the City Commission in in the Site Plan approval and a Hold Harmless agreement must be executed approving the encroachments. Execute and record a restrictive covenant regarding encroachments and utilities in, below and above the public rights-of-way, in a form acceptable to the Public Works Director, the Risk Management Division, and the City Attorney, which shall include the precise locations and dimensions of the proposed areas of all encroachments. It is recognized that the requirements contained in the restrictive covenant constitute regulatory conditions of approval and shall survive as regulatory conditions of approval even if the restrictive covenant is later found to be void or unenforceable.
  - i. **Bond to Restore Project Property.** Provide to the City a surety bond, or other form of security deemed acceptable by the City, covering the estimated maximum cost of the full restoration of the Property under construction, including installation of sod and landscaping to City Code standards, and removal of all construction fencing.
  - j. **Bond for Offsite Improvements.** Provide to the City a surety bond, or other form of security deemed acceptable by the City, in the amount of 100% of the estimated total hard and soft cost of all Offsite Improvements as determined by the Public Works Director.
  - k. **Construction Notices.** Provide written notice to all properties within one thousand (1,000) feet of the project boundaries providing a specific liaison/contact person for the project including the contact name, contact telephone number and email, to allow communication between adjacent neighbors or interested parties of construction activities, project status, potential concerns, etc.
  - l. **Construction staging.** Submit a construction staging plan to the Building Division. A checklist of requirements shall be provided upon request. Construction phasing/staging shall maintain pedestrian access and circulation along all streets. No equipment, outriggers, tracks, tires, RTU or vehicles permitted within the sidewalk area at any time.
  - m. **Underground overhead utilities.** Applicant shall provide all necessary plans and documents to underground all utilities along Galiano to the north side of Almeria, subject to review and approval by the Directors of Public Works, Landscape Services and Planning and Zoning and utility providers.
4. **Prior to issuance of the first Certificate of Occupancy of Temporary Certificate of Occupancy, Applicant shall:**
- a. **Sustainability Certification.** The developer/owner/contractor shall provide the City with a performance bond, cash or irrevocable letter of credit payment (Green Building Bond) in the amount of three (3%) percent of the master building permit construction cost value.
  - b. **Underground utilities.** Complete the undergrounding of all utilities along Galiano to the north side of Almeria and the entire, subject to review and approval by the Directors of Public Works, Landscape Services, and Planning and Zoning and utility providers.

- c. **Utility Upgrades.** The Applicant shall submit proposed sewer flows for modeling capacity. Required improvements may require a basin area subject to additional fees under the current sewer agreement for the Plaza at the Applicant's expense.
- d. **Art in Public Places.** The Applicant shall comply with all City requirements for Art in Public Places.
- e. **Bicycle/Pedestrian Plan.** The bicycle routes on Galiano, between Sevilla and Almeria, shall comply with the City's Bicycle Pedestrian Master Plan to be designed as a Bike Lane, to be reviewed and approved by the Public Works Director. All driveways shall be designed with a flare-style curb cut with a continuous and level sidewalk through each driveway to create a pedestrian-friendly environment.
- f. **Right-of-way and public realm improvements.** Install all right-of-way improvements subject to review and approval by Public Works Department and the Planning and Zoning Division. Provided landscape shall exceed requirements provided in Article 6 of the Coral Gables Zoning Code. Minimum tree planting height in the right-of-way shall exceed sixteen (16) feet, three-and-a-half (3.5) inch caliper, and regularly spaced at 25 to 35 feet on-center. Tree species shall be consistent with the streetscape master plan or existing street species, as deemed appropriate by the Landscape Division. Silva cells under sidewalks near proposed trees shall be provided at 32" minimum in depth within the public right-of-way and subject property. Any changes to and departures from the right-of-way and public realm improvements identified via the permitting process shall be subject to review and approval by Directors of Public Works, Landscape Services, Planning and Zoning, and Parking. The construction of all Improvements shall be exclusively performed by the Applicant prior to temporary Certificate of Occupancy.
- g. **Publicly Accessible Open Spaces Easement.** Execute and record a Publicly Accessible Open Spaces Easement Agreement between the City and the Owner for the public park located at the corner of Sevilla Avenue and Galiano Street. The Easement Agreement shall include the following:
  - i. The Sevilla/Galiano Park shall be accessible to the public from dawn to dusk, daily.
  - ii. All open spaces and any associated park furniture and amenities shall be maintained by the applicant or their successor in perpetuity, at a standard comparable to City parks such as Ingraham Park or Merrick Park.
  - iii. Pets are permitted in designated areas only. Where allowed, pets must be kept on a hand-held leash no longer than 6 feet and be well behaved. Service animals are welcome in all areas of the park. Pet owners are responsible for any waste.
  - iv. Hammock use and any other associated lines are not permitted.

**Following issuance of the first Certificate of Occupancy, Applicant shall:**

- h. **Sustainability Certification.** Within two years of the issuance of a Final Certificate of Occupancy, the building must achieve LEED Silver or equivalent certification. If the applicant chooses to pursue NGBS Silver Certification, an Energy Star Label will also be required within two years of the Final Certificate of Occupancy.
  - i. The City will hold the Green Building Bond for the time necessary for the green certification, or equivalent, to be issued for twenty-four (24) months after issuance of the Certificate of Occupancy or Completion; whichever occurs first. Upon receiving final documentation of certification from the developer/owner/contractor, the City shall release the full amount of the bond within thirty (30) days.
  - ii. If the developer/owner/contractor is unable to provide proof of green certification, or equivalent, within twenty-four (24) months after issuance of the Certificate of Occupancy or Completion, the full amount of the Green Building Bond shall be forfeited to the City. Any proceeds from the forfeiture of the bond under this section shall be allocated toward funding Sustainability Master Plan initiatives.

- i. **Traffic Monitoring.** At the Applicant's expense, the City shall perform an annual traffic monitoring study for three years beginning one year from the issuance of the first Temporary Certificate of Occupancy at locations to be determined by the Public Works Director. If the Public Works Director determines that livability improvements are warranted on any of these roadways, the Applicant shall construct or pay for any physical livability improvements required by these studies within one year of the completion of these studies, as approved by the Public Works Director.

## 6. ATTACHMENTS


- A. Applicant's submittal package.
- B. Notice mailed to all property owners within 1,500 feet of the property and legal ad.
- C. PowerPoint Presentation.

Please visit the City's webpage at [www.coralgables.com](http://www.coralgables.com) to view all Application 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 and Zoning Division, 427 Biltmore Way, Suite 201, Coral Gables, Florida, 33134.

Respectfully submitted,



Jennifer Garcia, AICP, CNU-A  
Planning Official  
City of Coral Gables, Florida

	<b>City of Coral Gables Public Hearing Notice</b>	
<b>Applicant:</b>	<b>Cade Capital Partners, LLC.</b>	
<b>Application:</b>	<b>1. Small Scale Comprehensive Plan Map Amendment 2. Zoning Map Amendment 3. Conditional Use – Mixed-Use Site Plan</b>	
<b>Property:</b>	<b>130, 152, and 160 Almeria Avenue, 2701 Ponce de Leon Boulevard, and 103 Sevilla Avenue</b>	
<b>Public Hearing - Date/Time/ Location:</b>	<b>PLANNING &amp; ZONING BOARD Tuesday, February 20, 2024, 6:00 p.m.</b> City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida, 33134 e-comments: <a href="http://www.CoralGables.GranicusIdeas.com/meetings">www.CoralGables.GranicusIdeas.com/meetings</a>	

**PUBLIC NOTICE** is hereby given that the City of Coral Gables, Florida, the Planning and Zoning Board will conduct a Public Hearing on **Tuesday, February 20, 2024** at the Coral Gables City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida.

An application has been submitted by Jorge L. Navarro, Esq. of Greenberg Traurig, P.A. on behalf of Cade Capital Partners, LLC (the “Applicant”) to the City of Coral Gables, requesting review of a proposed mixed-use building with live/work units fronting 130, 152, and 160 Almeria Avenue, 2701 Ponce de Leon Boulevard, and 103 Sevilla Avenue. The project, referred to as “130 Almeria,” includes 122 residential units and 4 live/work units, 12,114 square feet of ground floor commercial space, a 12,500 square foot public park, and 4 levels of parking with 185 parking spaces. The proposed building is 141 feet tall.

The following application requests require review and recommendation by the Planning and Zoning Board at one (1) public hearing, and consideration by the City Commission at two (2) public hearings.

1. **Change of Land Use.** An Ordinance of the City Commission of Coral Gables, Florida amending the Future Land Use Map of the City of Coral Gables Comprehensive Plan pursuant to Zoning Code Article 14, “Process,” Section 14-213, “Comprehensive Plan Text and Map Amendments,” and Small Scale amendment procedures (ss. 163.3187, Florida Statutes), from “Commercial Mid-Rise Intensity” to “Commercial High-Rise Intensity” for Lots 1 through 9 and Lots 39 through 42 and from “Single Family High Density” to “Commercial Low-Rise Intensity” for Lots 17 through 21, Block 14, Coral Gables Crafts Section (130 Almeria Avenue, 152 Almeria Avenue, 160 Almeria Avenue, 2701 Ponce de Leon Boulevard, and 103 Sevilla Avenue), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and an effective date.
2. **Change of Zoning.** An Ordinance of the City Commission of Coral Gables, Florida making Zoning District boundary changes pursuant to Zoning Code Article 14, “Process,” Section 14-212, “Zoning Code Text and Map Amendments,” from “Mixed Use 2 District” to “Mixed Use 3 District” for Lots

1 through 9 and Lots 39 through 42 and from “Single-Family Residential District” to “Mixed Use 1 District” for Lots 17 through 21, Block 14, Coral Gables Crafts Section (130 Almeria Avenue, 152 Almeria Avenue, 160 Almeria Avenue, 2701 Ponce de Leon Boulevard, and 103 Sevilla Avenue), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and an effective date.

3. **Conditional Use for Mixed-Use Site Plan.** A Resolution of the City Commission of Coral Gables, Florida approving a Mixed-Use Site Plan pursuant to Zoning Code Article 14, “Process” Section 14-203, “Conditional Uses,” for a proposed mixed-use project including live/work units referred to as “130 Almeria” on the property legally described as Lots 1 through 9, 17 through 21, and 39 through 42, Block 14, Coral Gables Crafts Section (130 Almeria Avenue, 152 Almeria Avenue, 160 Almeria Avenue, 2701 Ponce de Leon Boulevard, and 103 Sevilla Avenue), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and an effective date.

Additional information may be found at [www.coralgables.com](http://www.coralgables.com). Please forward to other interested parties.

The meeting will also be via Zoom at [www.zoom.us/j/83788709513](https://www.zoom.us/j/83788709513). A dedicated phone line will also be available by dialing: (305) 461-6769, Meeting ID: 837 8870 9513.

The public may also provide any comments by sending an email to [planning@coralgables.com](mailto:planning@coralgables.com) prior to the meeting.

Sincerely,

*City of Coral Gables, Florida*

COMMUNITY NEWSPAPERS
PUBLISHED MONDAY
MIAMI, MIAMI-DADE, FLORIDA

STATE OF FLORIDA
COUNTY OF MIAMI-DADE:

Before the undersigned authority personally appeared GEORGIA GRIFFIN who on oath says she is OFFICE MANAGER of Legal Advertising of Community Newspapers, published Monday at Miami-Dade, Florida; that the attached copy of advertisement, published on the publicly accessible website of Miami-Dade County, Florida and/or in a newspaper in print, being a Legal Advertisement of Notice in the Matter of

Notice of Public Hearing
City of Coral Gables, FL
Planning & Zoning Division
February 20, 2024

in the XXXXX Court, published in said newspaper in the issue of

Affiant further says that the website or newspaper complies with the legal requirements for publication in chapter 50, Florida Statutes.

PROOF OF PUBLICATION -

AFFIANT
[Signature of Georgia Griffin]
05 day of February 2024.

JESUS TOLEDO
(Print or type or stamp commissioned name of Notary Public)


(SEAL)
My Commission Expires:
JESUS C. TOLEDO
Notary Public - State of Florida
Commission # HH 101046
My Comm. Expires Apr 10, 2025
Bonded through National Notary Assn.

X

Community Newspapers
6796 S.W. 62nd Avenue
South Miami, Florida 33143
305-669-7355 Ext. 2226

PUBLIC NOTICE is hereby given that the City of Coral Gables, Florida, Local Planning Agency (LPA)/ Planning and Zoning Board (PZB) will conduct Public Hearing on the following:
1. An Ordinance of the City Commission amending Article 9 "Art in Public Space" of the City Zoning Code in order to amend certain procedures related to the Art in Public Places waiver process and options; providing for a repealer provision, severability clause, codification, enforceability, and providing for an effective date. (Item deferred at PZB Meeting of 01/10/24)
2. An Ordinance of the City Commission of Coral Gables, Florida amending the Future Land Use Map of the City of Coral Gables Comprehensive Plan pursuant to Zoning Code Article 14, "Process," Section 14-213, "Comprehensive Plan Text and Map Amendments," and Small Scale amendments procedures. (Iss. 1/6/24)
3. An Ordinance of the City Commission of Coral Gables, Florida, including required conditions; providing for a repealer provision, severability clause, and an effective date.
4. A Resolution of the City Commission of Coral Gables, Florida approving a Mixed-Use District for Lots 1 through 9 and from Single Family High-Rise Intensity for Lots 1 through 9 and Lots 39 through 42 and from "Commercial Intensity" to "Commercial High-Rise Intensity" for Lots 1 through 9 and Lots 39 through 42 and from "Single-Family Residential District" to Mixed Use 1 District for Lots 17 through 21, Block 14, Coral Gables Cratts Section (130 Almeria Avenue, 152 Almeria Avenue, 160 Almeria Avenue, 152 Almeria Avenue, 2701 Ponce de Leon Boulevard, and 103 Sevilla Avenue), Coral Gables, Florida, including required conditions; providing for a repealer provision, severability clause, and an effective date.
5. An Ordinance of the City Commission providing for a text amendment to the City of Coral Gables Official Zoning Code, Creating Section 5-314, "Window and Hurricane Shutters" to regulate the closure of window and hurricane shutters and amending the City Code, Chapter 1-7 entitled "Penalties," Section 1-7.1 entitled "Penalties" to provide a penalty for the closure of window and hurricane shutters outside of the hurricane season, providing for severability clause, repealer provision, codification, and providing for an effective date.
6. An Ordinance of the City Commission providing for text amendments to the City of Coral Gables Official Zoning Code, amending Article 1, "General Provisions," Section 1-104, "Jurisdiction and Applicability," amending provisions for the siting of city facilities to include facilities for workforce housing that are owned, financed, or operated by the City, the County, or other public (governmental) entity as required by the Code of Miami-Dade County Section 33-193.7, "Applicability in the Incorporated Areas: Unincorporated Areas: Exemptions," providing for repealer provision, severability clause, codification, and providing for an effective date.
The Planning and Zoning Board will be holding its board meeting on Tuesday, February 20, 2024, commencing at 6:00 p.m. Pursuant to Resolution No. 2021-118, the City of Coral Gables has returned to traditional in-person meetings. However, the City Commission has established the ability for the public to virtually provide sworn testimony or public comments (non-sworn and without evidentiary value). Any individual who wishes to provide sworn testimony virtually must have their video on and must be sworn in. Members of the public may join the meeting via Zoom at (https://zoom.us/j/83788709513). In addition, a dedicated phone line will be available so that any individual who does not wish (or is unable) to use Zoom may listen to and participate in the meeting by dialing: (305) 461-6769 Meeting ID: 837 8870 9513. The public may comment on an item using the City's E-Comment function which may be found on the City's website at: (https://coral.gables.granicusideas.com/meetings) once the meeting's agenda is published, or by sending an email to planning@coralgables.com prior to the meeting. The meeting will also be broadcasted live for members of the public to view on the City's website (www.coralgables.com/city) as well as Channel 77 on Comcast. Sincerely,
City of Coral Gables, Florida
(PUBLISH DATE: February 5th)






# 130 Almeria

1. SMALL-SCALE COMPREHENSIVE PLAN
2. ZONING CODE MAP AMENDMENT
3. MIXED-USE SITE PLAN AND ENCROACHMENTS

PLANNING & ZONING BOARD  
FEBRUARY 20, 2024



1

## LOCATION



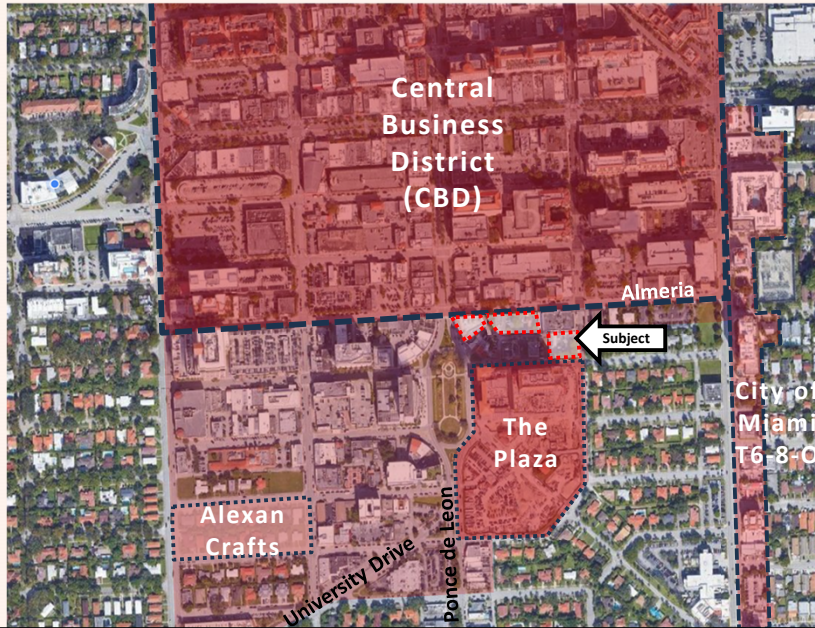
Almeria  
Subject  
Sevilla  
Galiano  
University Drive  
Ponce de Leon

2

2



# LOCATION



3

3

# LOCATION



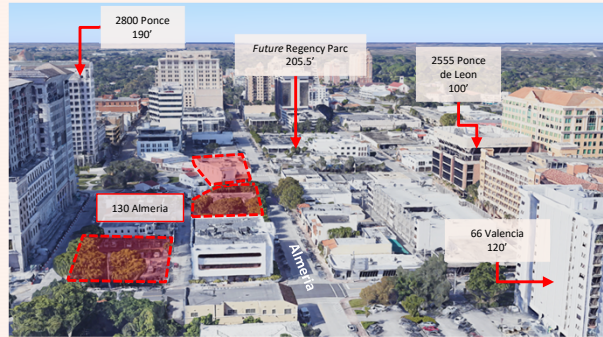
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# EXISTING CONDITIONS

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**REQUEST #1:**  
COMPREHENSIVE LAND USE MAP CHANGE

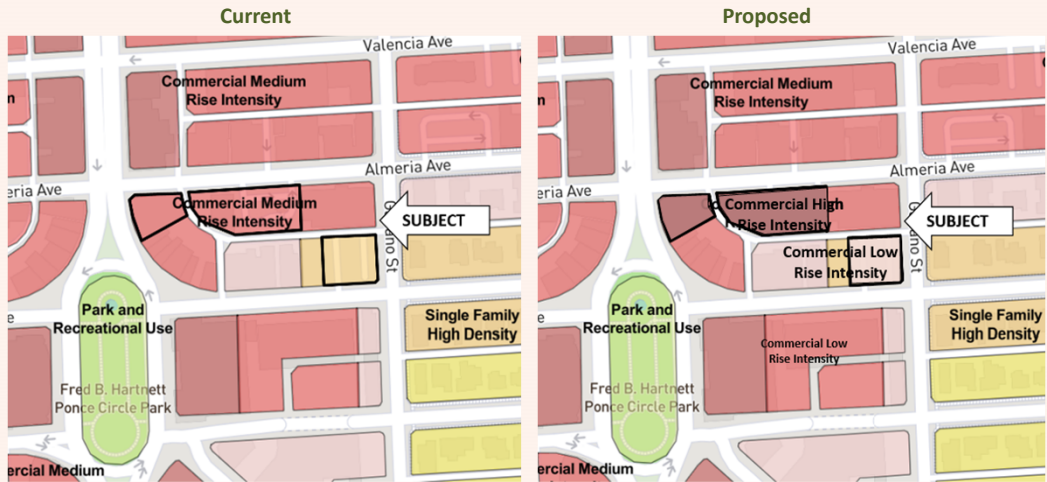
**REQUEST #2:**  
ZONING CODE MAP CHANGE

**REQUEST #3:**  
MIXED-USE SITE PLAN AND ENCROACHMENT (CONDITIONAL USE)

6

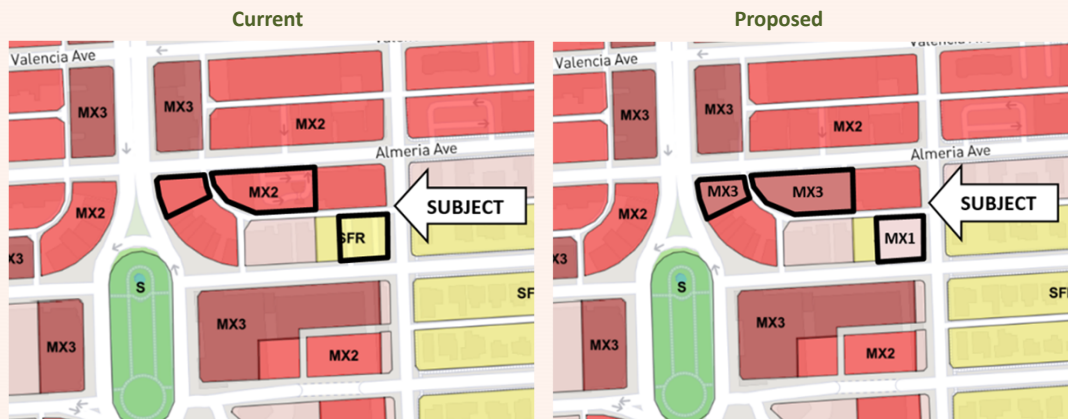
6

# 1. CHANGE OF LAND USE



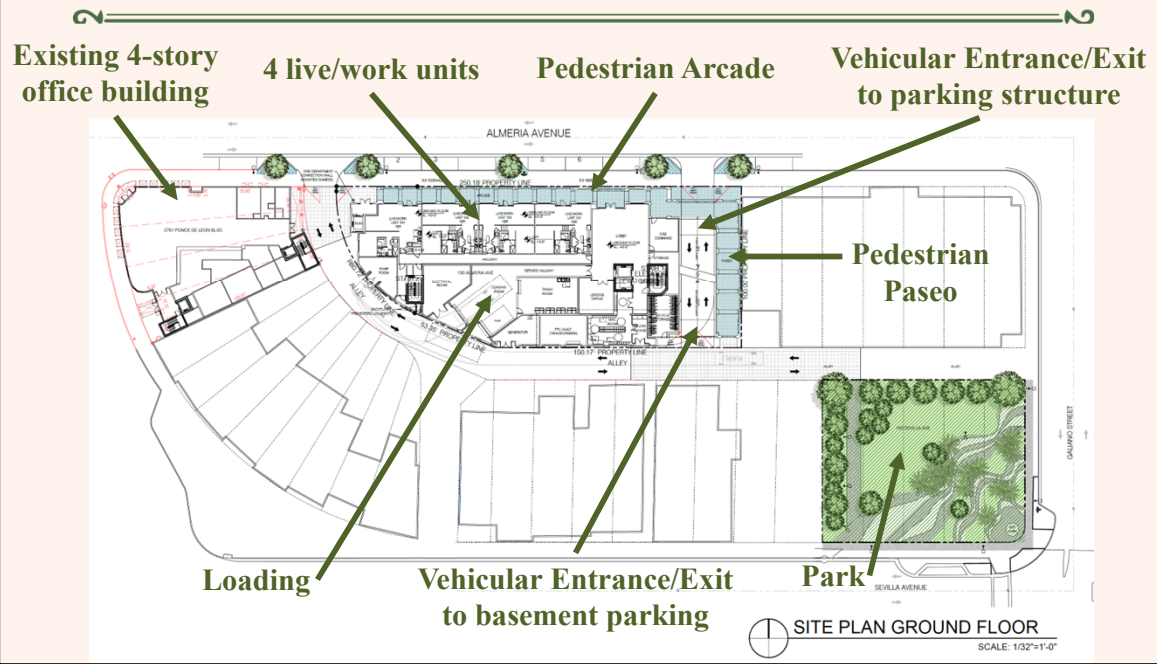
7

# 2. ZONING CODE MAP CHANGE



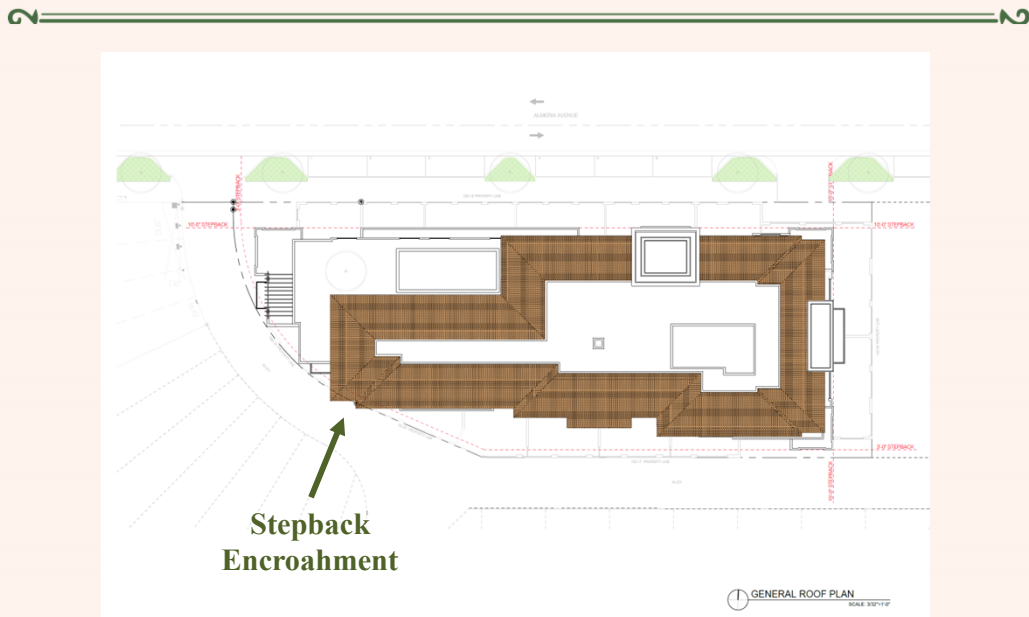
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### 3. MIXED-USE SITE PLAN



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### MIXED-USE SITE PLAN



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### 3. MIXED-USE SITE PLAN

Standard	Project Data	
<b>Lot Area</b>	2701 Ponce de Leon Blvd: 8,368 sq. ft.; 160 Almeria Ave: 2,933 sq. ft.; 152 Almeria Ave: 4,466 sq. ft.; 130 Almeria Ave: 15,000 sq. ft. 103 Sevilla Ave: 12,500 sq. ft. Total: 43,267 square feet (0.99 acres)	
	Current / Required	Proposed
<b>Open Space</b>	4,326.7 sq. ft. (10% of building site)	12,500 sq. ft. (uncovered) 2,516 sq. ft. (arcade/covered paseo) 15,016 sq. ft. (34.7%) total
<b>Density</b>	125 du/ac	122 residential units
<b>FAR</b>	3.5 FAR, or 151,434.5 sq. ft. (w/ Med. Bonus II)	3.46 FAR, or 149,561 sq. ft. (existing 2701 Ponce de Leon and new building)
<b>Building Height</b>	70', 97' w/ Med Bonus (current MX2) 150', 190.5' w/ Med Bonus (proposed MX3)	141 ft.
<b>Parking</b>		
<b>Residential</b> 55 1-bedroom units 58 2-bedroom units 9 3-bedroom units	(1 space/1 BR) + (1.75/2 BR) + (2.25/3 BR) = 124 spaces	185 spaces
<b>Commercial (Retail/Office/Sales)</b>	22,155 sq. ft. (1 space/300 sq. ft.) = 73 spaces	
Shared Parking Total Required: 184.7 spaces		

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### REVIEW TIMELINE

<b>1</b>	<b>DEVELOPMENT REVIEW COMMITTEE: 10.28.22</b>
<b>2</b>	<b>BOARD OF ARCHITECTS: 01.26.23; 03.30.23; 04.27.23</b>
<b>3</b>	<b>NEIGHBORHOOD MEETINGS: 06.27.23 &amp; 11.30.23</b>
<b>4</b>	<b>PLANNING AND ZONING BOARD: 02.20.24</b>
<b>5</b>	<b>CITY COMMISSION: TBD</b>
<b>6</b>	<b>CITY COMMISSION: TBD</b>

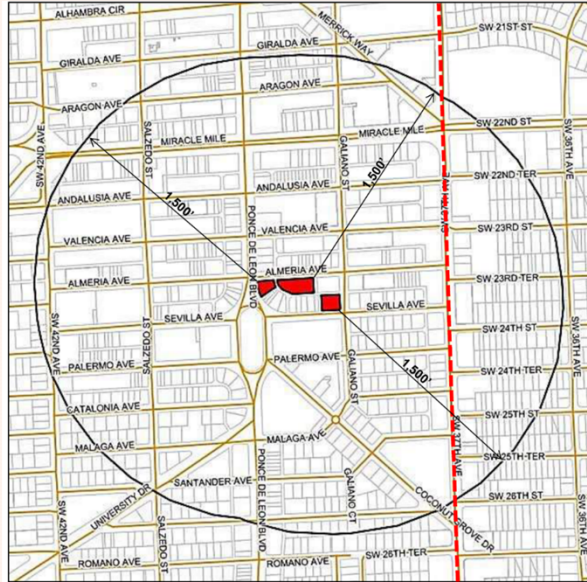
12

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## LETTERS TO PROPERTY OWNERS (1,500 FT)

2



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## PUBLIC NOTIFICATION

<b>3 TIMES</b>	<b>LETTERS TO PROPERTY OWNERS</b> 2 NEIGHBORHOOD MEETINGS, PZB
<b>3 TIMES</b>	<b>PROPERTY POSTING</b> DRC, BOA, PZB
<b>3 TIMES</b>	<b>WEBSITE POSTING</b> DRC, BOA, PZB
<b>1 TIME</b>	<b>NEWSPAPER ADVERTISEMENT</b> PZB

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## COMPREHENSIVE PLAN CONSISTENCY



STAFF'S DETERMINATION IS THAT THIS APPLICATION IS CONSISTENT WITH THE COMPREHENSIVE PLAN GOALS, OBJECTIVES AND POLICIES.

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## STAFF RECOMMENDATIONS



### STAFF RECOMMENDATION:

STAFF RECOMMENDS APPROVAL, WITH CONDITIONS.

THE APPLICATION COMPLIES WITH THE FINDINGS OF FACT.

THE STANDARDS FOR APPROVAL ARE SATISFIED, SUBJECT TO CONDITIONS OF APPROVAL.

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## CONDITIONS OF APPROVAL



- **MAXIMUM HEIGHT NOT TO EXCEED 13 STORIES/141 FEET**
- **PUBLIC PARK LOCATED AT SEVILLA AND GALIANO**
- **STREET IMPROVEMENTS ON BOTH SIDES OF 100 BLOCK OF ALMERIA WITH LANDSCAPED BUMPOUTS AND CONTINUATION OF GALIANO BIKE LANE AND LANDSCAPED BUMPOUTS TO ALMERIA**
- **UNDERGROUNDING OF OVERHEAD UTILITY LINES ON ENTIRE ALLEY AND GALIANO TO NORTH SIDE OF ALMERIA**
- **DRAINAGE IMPROVEMENTS WITHIN THE RIGHT-OF-WAY MAY BE REQUIRED AT THE APPLICANT'S EXPENSE**

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## *130 Almeria*



1. SMALL-SCALE COMPREHENSIVE PLAN
2. ZONING CODE MAP AMENDMENT
3. MIXED-USE SITE PLAN AND ENCROACHMENTS

PLANNING & ZONING BOARD  
FEBRUARY 20, 2024



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