




*33 Alhambra*

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COMPREHENSIVE PLAN MAP  
AMENDMENT  
ZONING MAP AMENDMENT  
MIXED USE SITE PLAN

CITY COMMISSION  
MAY 30, 2017



SUBJECT

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## SITE PLAN



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# ALHAMBRA CIRCLE ELEVATION

Removed since 12.06.16  
City Commission 1<sup>st</sup> Reading



# MINORCA AVENUE ELEVATION

Removed since 12.06.16  
City Commission 1<sup>st</sup> Reading



**REQUEST #1:**  
COMPREHENSIVE PLAN MAP AMENDMENT

**REQUEST #2:**  
ZONING MAP AMENDMENT

**REQUEST #3:**  
MIXED USE SITE PLAN

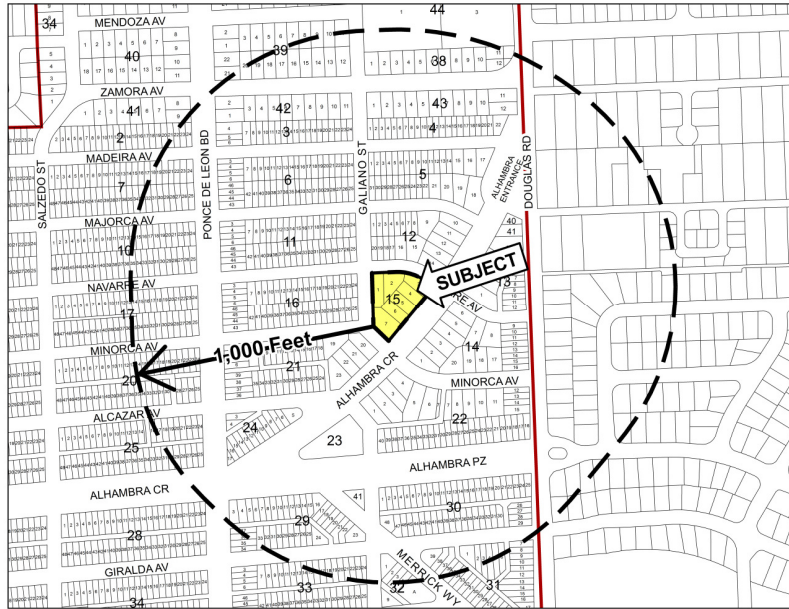
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### REVIEW TIMELINE

<b>1</b>	<b>DEVELOPMENT REVIEW COMMITTEE: 04.29.16</b>
<b>2</b>	<b>BOARD OF ARCHITECTS: 05.12.16</b>
<b>3</b>	<b>NEIGHBORHOOD MEETING: 05.10.16</b>
<b>4</b>	<b>PLANNING AND ZONING BOARD: 07.13.16</b>
<b>5</b>	<b>PLANNING AND ZONING BOARD: 10.19.16</b>
<b>6</b>	<b>CITY COMMISSION 1<sup>ST</sup> READING: 12.06.16</b>



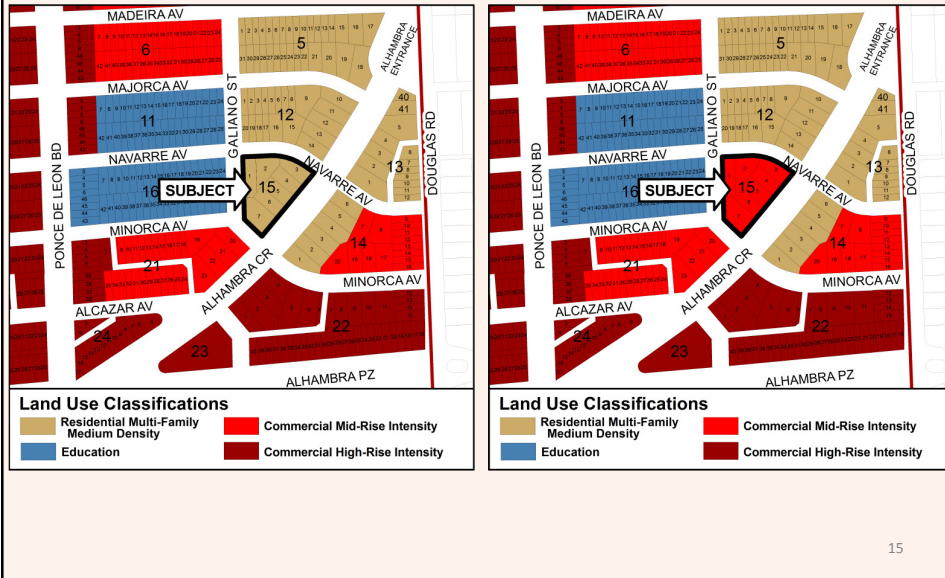
## LETTERS TO PROPERTY OWNERS (1,000 FT)



## PUBLIC NOTIFICATION

<b>3 TIMES</b>	<b>LETTERS TO PROPERTY OWNERS</b> NEIGHBORHOOD MEETING, JULY PZB, OCTOBER PZB
<b>4 TIMES</b>	<b>PROPERTY POSTING</b> DRC, BOA, JULY PZB, OCTOBER PZB
<b>6 TIMES</b>	<b>WEBSITE POSTING</b> DRC, BOA, JULY PZB, OCT PZB, DEC CC, MAY CC
<b>3 TIMES</b>	<b>NEWSPAPER ADVERTISEMENT</b> JULY PZB, OCTOBER PZB, MAY CC

## REQUEST #1: COMPREHENSIVE PLAN MAP



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### STAFF RECOMMENDATION:

STAFF RECOMMENDS APPROVAL.

THE COMPREHENSIVE PLAN MAP AMENDMENT COMPLIES WITH THE FINDINGS OF FACT.

THE STANDARDS FOR THE PROPOSED COMPREHENSIVE PLAN MAP AMENDMENT ARE SATISFIED.



**REQUEST #1: COMPREHENSIVE PLAN MAP**

**PLANNING AND ZONING BOARD  
RECOMMENDATION:**

**NO RECOMMENDATION;** A MOTION TO APPROVE FAILED TO PASS 3-1.

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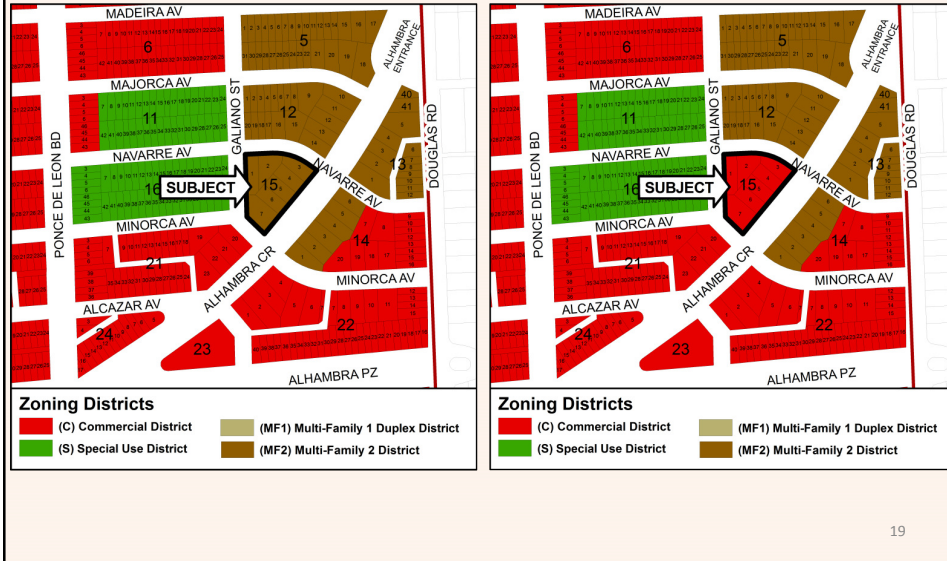
**REQUEST #1: COMPREHENSIVE PLAN MAP**

**CITY COMMISSION ACTION:**

**APPROVED ON 1<sup>ST</sup> READING;** 4-1 WITH RECOMMENDATION TO SCALE BACK THE PROPOSAL.

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## REQUEST #2: ZONING MAP



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### STAFF RECOMMENDATION:

STAFF RECOMMENDS APPROVAL.

THE ZONING MAP AMENDMENT COMPLIES  
WITH THE FINDINGS OF FACT.

THE STANDARDS FOR THE PROPOSED  
ZONING MAP AMENDMENT ARE SATISFIED.



## **REQUEST #2: ZONING MAP**

### **PLANNING AND ZONING BOARD**

#### **RECOMMENDATION:**

**NO RECOMMENDATION**; A MOTION TO APPROVE FAILED TO PASS 3-1.

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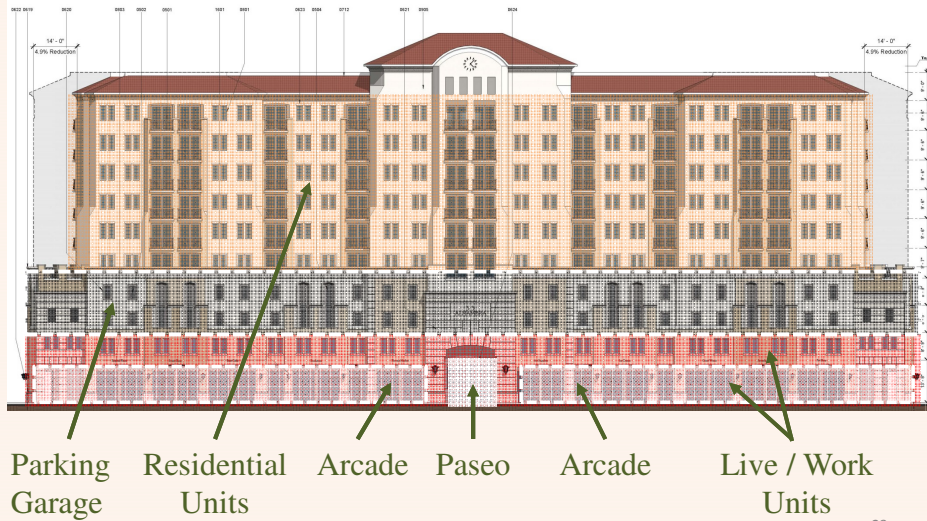
## **REQUEST #2: ZONING MAP**

### **CITY COMMISSION ACTION:**

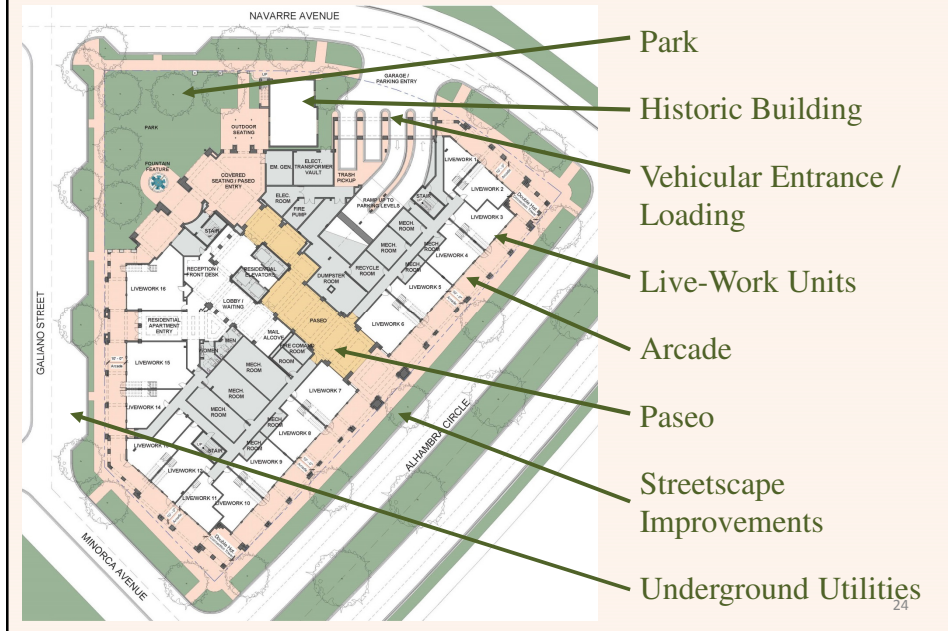
**APPROVED ON 1<sup>ST</sup> READING**; 4-1 WITH RECOMMENDATION TO SCALE BACK THE PROPOSAL.

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## REQUEST #3: MIXED USE SITE PLAN



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## REQUEST #3: MIXED USE SITE PLAN

### PROJECT SUMMARY:

Standard	Currently Permitted	Permitted if Application Requests Approved	Previously Proposed Development Plans dated 04.08.16	Changes made after PZB Meeting for 12.06.16 CC Meeting	Proposed Development Plans dated 04.18.17
Total site area	48,770 sf (1.12 acres)	n/a	48,770 sf (1.12 acres)	48,770 sf (1.12 acres)	48,770 sf (1.12 acres)
FAR / permitted development (with Mediterranean bonuses)	2.35 max. 114,609 sf	3.5 max. 170,695 sf	3.5 170,689 sf	3.4 165,689 sf	2.94 143,486 sf
Ground Floor Commercial (Live / Work – Work Area)	not permitted	n/a	12,483 sf	12,483 sf	11,325 sf
Residential Density (with Mediterranean bonuses)	50 units / acre max.	Unlimited density	169 units / acre	164 units / acre	130 units / acre
<b>Total Residential Units</b>	<b>56 units</b>	<b>Unlimited</b>	<b>189 units</b>	<b>184 units</b>	<b>146 units</b>
<i>Studio</i>	<i>n/a</i>	<i>n/a</i>	<i>18</i>	<i>16</i>	<i>12</i>
<i>One bedroom</i>	<i>n/a</i>	<i>n/a</i>	<i>123</i>	<i>120</i>	<i>86</i>
<i>Two bedroom</i>	<i>n/a</i>	<i>n/a</i>	<i>27</i>	<i>27</i>	<i>32</i>
<i>Live / Work</i>	<i>n/a</i>	<i>n/a</i>	<i>21</i>	<i>21</i>	<i>16</i>
Total Off-Street Parking Spaces Required	n/a	n/a	246	241	202
Total Off-Street Parking Spaces	n/a	n/a	249	249	210
Building height (Habitable) (with Mediterranean bonuses)	97' max.	97' max.	97'	97' NW wing: 87' - 6"	97'
Number of stories	n/a	n/a	10 stories	10 stories NW wing: 9 stories	10 stories
Landscape open space	25% min. 12,192 sf	10% min. 4,877 sf	16.7% 8,167 sf	16.7% 8,167 sf	35.4% 17,269 sf (Park/Garden: 6,044 sf)

## REQUEST #3: MIXED USE SITE PLAN

### PROJECT SUMMARY:

- SITE AREA: 48,770 SF (1.12 ACRES)
- INTENSITY: 2.94 FAR (143,486 SF)
- GROUND FLOOR COMMERCIAL: 11,325 SF
- RESIDENTIAL DENSITY: 146 UNITS (130 U/A)
- HEIGHT: 97' / 10 STORIES
- OPEN SPACE: 17,269 SF
- REQUIRED PARKING: 202 SPACES
- PROVIDED PARKING: 210 SPACES

### **REQUEST #3: MIXED USE SITE PLAN**

#### **STAFF RECOMMENDATION:**

STAFF RECOMMENDS **APPROVAL WITH CONDITIONS.**

THE SITE PLAN **COMPLIES** WITH THE FINDINGS OF FACT.

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

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### **COMPREHENSIVE PLAN CONSISTENCY**

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

## REQUEST #3: MIXED USE SITE PLAN

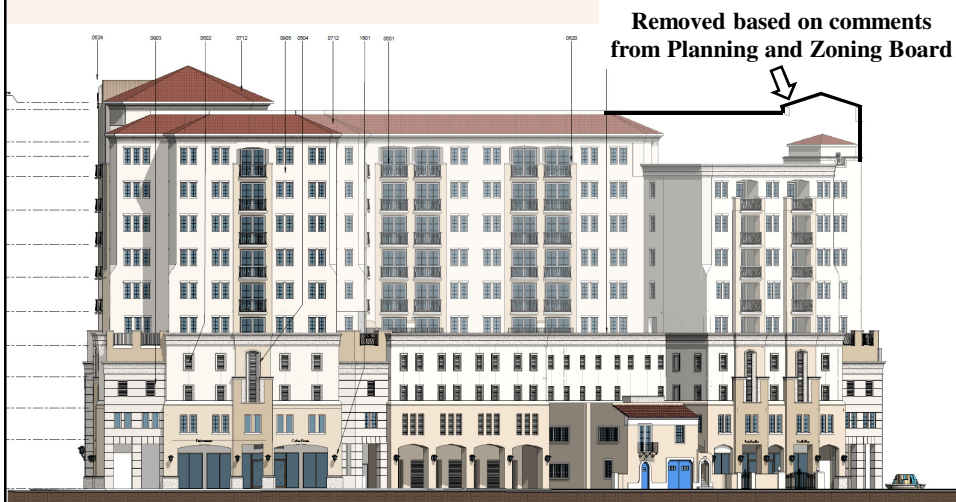
### PLANNING AND ZONING BOARD RECOMMENDATION:

No RECOMMENDATION; A MOTION TO APPROVE WITH STAFF'S RECOMMENDED CONDITIONS FAILED TO PASS 3-1.

AS A PART OF THE MOTION THE BOARD REQUESTED THAT THE APPLICANT REDUCE THE MASS AND BULK OF THE PROPOSAL PRIOR TO 1ST READING.

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## NAVARRE AVENUE NORTHEAST ELEVATION



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## **CONDITIONS OF APPROVAL:**

- 1. Application/supporting documentation.**  
Construction of the proposed project shall be in substantial conformance with the submitted plans.
- 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.

## **CONDITIONS OF APPROVAL:**

- 3. Prior to issuance of the first Building Permit, Applicant shall:**
  - a. Contribute for emergency vehicle signal preemption technology.
  - b. Submit for additional reviews by Board of Architects and Zoning.
  - c. Provide Signage Plan.
  - d. Ensure that parking garage design addresses pedestrian access and screening of parking garage openings.
  - e. Design the ground floor of all buildings to optimize pedestrian activity and retail success.
  - f. Design loading and service to minimize effects on pedestrian realm.



## **CONDITIONS OF APPROVAL:**

### **3. Prior to issuance of the first Building Permit, Applicant shall:**

- g. Provide a construction staging plan to the Building Division, maintaining pedestrian and vehicular access around Coral Gables Preparatory Academy.
- h. Obtain approval for all traffic flow modifications.
- i. Obtain Commission approval of an encroachment plan.
- j. Provide a bond for restoration of the property.
- k. Provide a bond for all off-site improvements.
- l. Provide construction notices for all properties within 1,000 feet.
- m. Provide bicycle amenities, including future bike sharing.
- n. Reserve space for future car sharing facilities.
- o. Provide electric car-charging stations.

## **CONDITIONS OF APPROVAL:**

### **4. Prior to issuance of the first Certificate of Occupancy, Applicant shall:**

- a. Complete the undergrounding of all utilities.
- b. Upgrade utilities services as needed.
- c. Complete all Art in Public Places requirements.
- d. Complete all traffic improvements.
- e. Comply with the City's Bicycle Pedestrian Master Plan.
- f. Complete all right-of-way improvements.
- g. Execute and record a Publicly Accessible Open Spaces Easement Agreement between the City and Owner.

## CONDITIONS OF APPROVAL:

### 5. Following the issuance of the first Certificate of Occupancy, Applicant shall:

- a. Obtain LEED Silver certification within two years.
- b. Perform traffic calming studies within one year and construct or pay for any required physical traffic calming improvements.



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