

The Palace at Coral Gables

Change of Land Use and Planned
Area Development (PAD) Site
Plan Review

Request

- The applicant is making 2 requests, as follows:
 - **Change of land use** from “Commercial Use, Mid-Rise Intensity” to “Commercial Use, High-Rise Intensity”, which is required to permit a proposed 9 story senior living facility (max. 8 stories currently permitted).
 - **PAD site plan review** of proposed senior living facility consisting of 243 senior living units and a separate 565 space parking garage.

Background

- The property is one block west of Douglas Road and consists of two separate parcels that face onto Andalusia Avenue.
- The majority of the property is owned by the City and is currently used for public parking (Lot No. 9 and Garage No. 5).
- The former “Melody Inn” restaurant is a part of the project site.
- 337 public parking spaces are now located on the property.

Background

- The entire site currently has a “Commercial Use, Mid-Rise Intensity” land use designation, which allows for 8 story development.
- The site is zoned “C”, Commercial, which is the appropriate designation for a senior living facility.

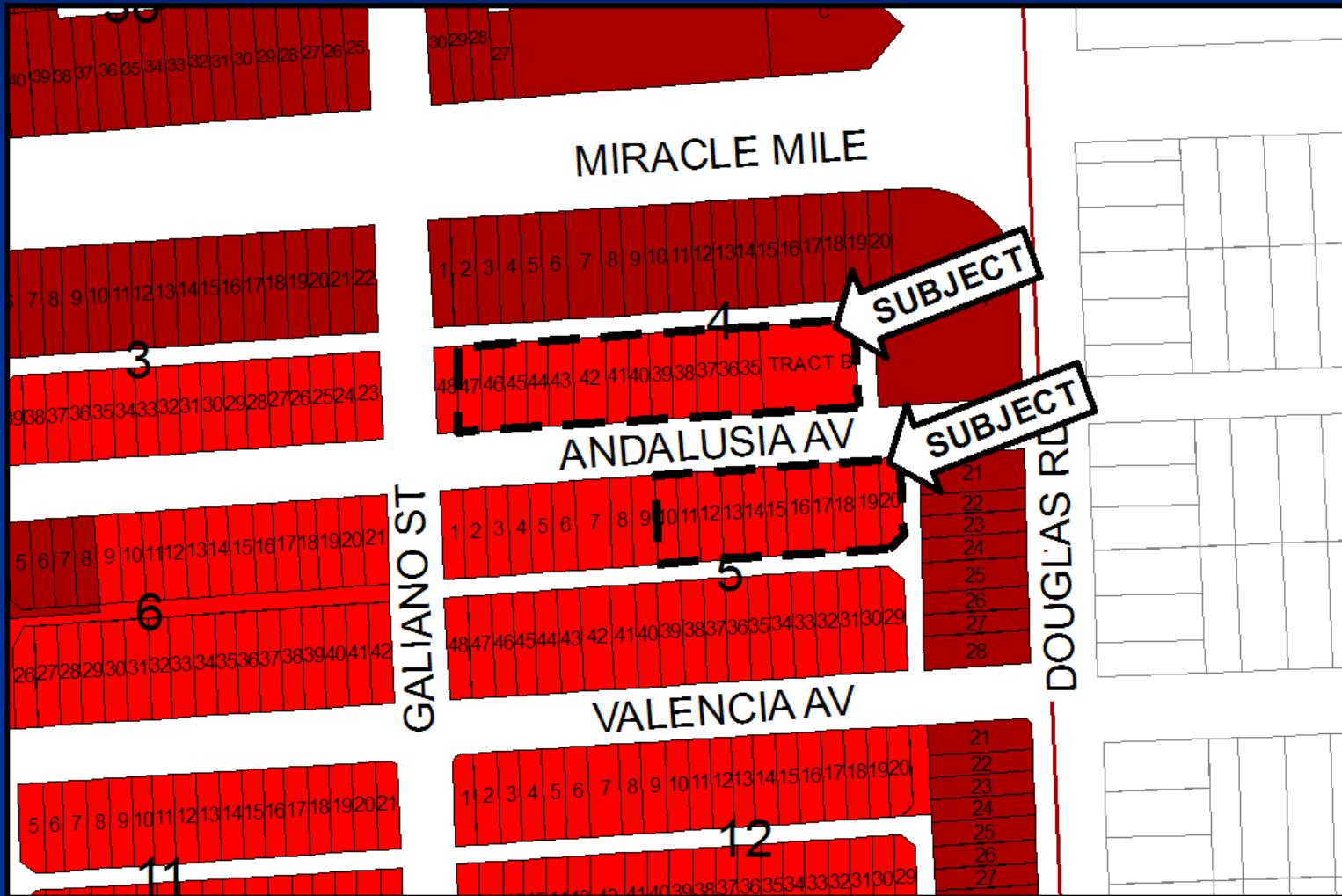
Proposed project

- Project consists of two separate structures - 9 story senior living facility and 8 story parking garage.
- Senior living facility is located on the north side of Andalusia Avenue, and a new parking garage is located on the south side.
- Senior living facility contains 243 senior living units and ground floor retail.
- New parking garage contains 565 parking spaces, including 337 public replacement spaces and 228 spaces for the senior living facility.

Proposed project

- Eight (8) more parking spaces are provided than required by Code for the senior living facility.
- Proposed project was reviewed by the Board of Architects 5 times, and has received preliminary design approval and approval for architectural bonuses.

Property configuration



Project height

- Permitted building height (existing land use designation): **8 stories / 97'-0"**
- Proposed building height (proposed PAD site plan): **9 stories / 101'-0"**
- Additional height resulting from change of land use: **1 story / 4'-0"** (senior living facility building only)
- Any changes to the PAD site plan, including height, would require review and approval at public hearings before the Planning and Zoning Board and City Commission.

Project density

- The change of land use is also necessary to increase the permitted density from 120 senior living units per acre to 180 units per acre, which is required to achieve the proposed 243 units.

Findings of fact

- The proposed project is consistent with the goals, objectives and policies of the City's Comprehensive Plan.
- The project fulfills the Zoning Code's site plan review criteria and PAD objectives.
- The proposal adds a senior housing facility to the downtown area, which has been a long standing objective of the City.
- The proposed project is only 4 feet taller than currently allowed "as-of-right".

Findings of fact

- Proposed public realm improvements are in compliance with, and in excess of the City's Master Streetscape plan.
- No variances are required or requested.
- All 337 public replacement parking spaces are being provided.
- 8 additional parking spaces are provided above Code requirement for the senior living facility.
- Any changes to the PAD site plan would require review and approval at public hearings.

Staff recommendation

- The Planning Department recommends **approval** of the change of land use and PAD site plan with the following conditions:
 - Conformance with the site plan, landscaping plan and all representations and exhibits prepared and submitted by the applicant.
 - No gates or other devices that would restrict vehicular access to the 337 public replacement parking spaces in the new garage.

Conditions

- Installation of traffic improvements identified by the traffic study, subject to review and approval by the City's Public Works Director.

Planning & Zoning Board

- The Planning and Zoning Board **recommended approval** of this application with Staff's conditions of approval, and included one additional condition. That the applicant provide improvements and directional signage for the pedestrian paseo between the project and Miracle Mile.