



**City of Coral Gables  
CITY COMMISSION MEETING  
May 31, 2022**

**ITEM TITLE:**

**Ordinance on Second Reading. Planned Area Development (PAD).**

1. An Ordinance of the City Commission of Coral Gables, Florida granting approval of a Planned Area Development (PAD) pursuant to Zoning Code Article 14, "Process," Section 14-206, "General Procedures for Planned Area Development" for a multi-family project referred to as "301-341 Madeira" on the property legally described as Lots 4 thru 24, Block 1 of Revised Plat of Coral Gables Section K (341, 335, 331, 325, 321, 317, 301 Madeira Avenue), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date.

**Resolution. Conditional Use Review.**

2. A Resolution of the City Commission of Coral Gables, Florida granting Conditional Use approval pursuant to Zoning Code Section 2-400, "District Overlays," Section 2-405, "Residential Infill Regulations (RIR)," for a multi-family project referred to as "301-341 Madeira" located on property zoned Multi-Family 2 (MF2) legally described as Lots 4 thru 24, Block 1 of Revised Plat of Coral Gables Section K (341, 335, 331, 325, 321, 317, 301 Madeira Avenue), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date.

**DEPARTMENT HEAD RECOMMENDATION:**

Approval with conditions.

**PLANNING AND ZONING BOARD RECOMMENDATION:**

The Planning and Zoning Board at their February 9, 2022, meeting recommended approval with Staff's conditions of the proposed Planned Area Development (PAD) and Conditional Use Review (vote: 4-0). The Board also included a recommendation for the Commission to consider establishing a maximum length of buildings for future Residential Infill Regulations (RIR) buildings (vote: 4-0).

**BRIEF HISTORY:**

As discussed by the City Commission at First Reading, the following changes have been incorporated and clarified in the Conditions of Approval:

1. Traffic calming contribution of \$100,000;
2. Additional landscape requirements and replacement of tree in poor condition on Salzedo;
3. Sidewalk extensions and crosswalk on west side of Majorca/Salzedo intersection;
4. Contribution of \$125,000 toward the North Ponce Streetscape Program for long-term improvements to Salzedo and adjacent streets; and

<b>Building Height</b>			
<b>Building height with architectural incentives</b>	<b>MF2</b> 6 stories/70 feet or 8 stories/97 feet with Med Bonus	<b>RIR</b> 100 feet maximum with Med Bonus	<b>RIR</b> 9 stories 100 feet to the top of architecture
<b>Parking</b>		<b>222</b>	<b>227, incl. 20 lifts</b>
Studio/1BR @1/unit (54 units)		54	
2BR @1.75/unit (64 units)		112	
3BR @2.25/unit (17 units)		38	
Livework @1/unit + 1/350 (9 units)		9 + 9	
Bicycle storage @1/4 units (135 units)		33	<b>34</b>

### **Planning & Zoning Board Meeting**

At the February 9, 2022, Planning & Zoning Board meeting, many members of the public and of the Board expressed concerns for the length of the proposed building, which is measures roughly 500 feet long. There were also concerns regarding the maximum assemblage of property, density, and visitor parking. Therefore, the Board recommended for the City Commission to consider these issues in the Zoning Code (vote: 4-0). Staff has provided a text amendment as Exhibit C that limits the length of RIR buildings to 300 feet, which is consistent with past RIR building lengths approved by the Commission.

The draft Ordinance of the Planned Area Development (PAD) is provided as Exhibit A. The draft Resolution for the Conditional Use is provided for informational purposes as Exhibit B. The draft of the maximum building length is provided for discussion and direction as Exhibit C.

### **PUBLIC NOTIFICATIONS:**

<b>Date</b>	<b>Form of Notification</b>
01.26.22	Applicant Neighborhood Meeting.
01.27.22	Mailed notification to all property owners within 1,000 feet of the boundary of the subject property for Planning and Zoning Board meeting.
01.28.22	Planning and Zoning Board legal advertisement.
02.04.22	Planning and Zoning Board staff report, legal notice and all attachments posted on City web page.
03.16.22	Mailed notification to all property owners within 1,000 feet of the boundary of the subject property for First Reading.
03.22.22	City Commission meeting agenda posted on City webpage.
05.18.22	Mailed notification to all property owners within 1,000 feet of the boundary of the subject property for Second Reading.
05.20.22	Legal advertisement.
05.24.22	City Commission meeting agenda posted on City webpage.