



**City of Coral Gables**  
**CITY COMMISSION MEETING**  
**October 8, 2024**

**ITEM TITLE:**

**Resolution. Conditional Use Review for Site Plan.**

A Resolution of the City Commission of Coral Gables, Florida approving Mixed-Use Site Plan and Conditional Use review pursuant to Zoning Code Article 14, "Process" Section 14-203, "Conditional Uses," for a proposed Mixed-Use project referred to as "33 Alhambra" on the property legally described as all of Block 15, "Coral Gables Section L" (20 and 42 Navarre Avenue, 33, 43 and 47 Alhambra Circle and 2001 Galiano Street), 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:**

At the September 11, 2024 meeting, the Planning and Zoning Board recommended approval with conditions of the Site Plan (vote: 6-0).

**BRIEF HISTORY:**

An application has been submitted by Mario Garcia-Serra, Esq. on behalf of 33 Alhambra Propco, LLC for Conditional Use Review for a Mixed-Use Site Plan. The site is 1.1 acres (48,770 sq. ft.) in size and has "Commercial Mid-Rise Intensity" land use and Mixed-Use 2 District (MX2) zoning designations. A historic two-story multi-family building is located on Lot 2 (42 Navarre), and six other one- and two-story multi-family buildings also currently exist on the site. All existing structures other than the historically-designated building located at 42 Navarre would be demolished to allow for the construction of the proposed mixed-use project. It is proposed that the historic building be incorporated within the project for commercial use.

The project, 33 Alhambra, is a mixed-use project at the edge of the Central Business District and within walking distance of Downtown, the Ponce de Leon trolley, and the Miami-Dade County Metrobus. The site is located in a transitional area between high-rise and mid-rise intensity commercial properties of downtown and the medium-density multifamily residential properties of the North Ponce neighborhood. The application package submitted by the Applicant is provided as Attachment A.

The historically designated Coral Gables Elementary School is located across Galiano Street, on the block immediately to the west of the site. Existing two- and four-story multi-family buildings surround the property on the north and east, and a three-story commercial office building is located to the south.

The Gables Columbus Center project, a high-rise mixed-use development, was recently built to the south across the Alhambra Circle/Minorca Avenue intersection.

The project’s lot area meets the threshold of 20,000 square feet to require Conditional Use Review for the proposed mixed-use site plan. The purpose of the Mixed-Use District is to support a pedestrian-friendly environment within urban areas of Coral Gables.

Type	Allowed/Required	Proposed
Area existing lot	20,000 sq. ft.	48,770 sq. ft.
FAR	3.0, or 3.5 with Med Bonus Level 2	3.5 FAR, or 170,694 sq. ft.
Building height	70 ft., 97 feet (Med Bonus Level 2)	97 feet
Number of stories	8 floors	<b>8 stories</b>
<b>Proposed Uses:</b>		
<i>Residential</i>	Density: 125 units/acre 140 units	Density: 69.64 units/acre <b>78 units</b>
<i>Ground Floor Commercial</i>		17,926 sq. ft. (10.6%)
<i>Office</i>		13,343 sq. ft. (7.9%)
<b>Parking</b>		
<i>Residential Units</i>		
<i>1BR, 17 units @1/unit</i>	17 spaces	
<i>2BR, 33 units @1.75/unit</i>	57.75 spaces	
<i>3BR, 28 units @2.25/unit</i>	63 spaces	
<i>Office @ 1 space/300</i>	44 spaces (13,343 sq. ft./300)	
<b>Total Parking</b>	135 per shared parking analysis	146 spaces
Open Space at ground level	4,877 sq. ft. (10%) of the site area	11,351 sq. ft. (23.3%) on-site (incl. 75% of covered paseo)
<b>Setbacks</b>		
<i>Primary street frontages</i>	0 ft.	0 feet
<i>Alhambra Circle</i>	10 ft above 45 ft	10 ft above 45 feet
<i>Side street (North)</i>	0 ft.	0 feet
<i>(Navarre Avenue)</i>	10 ft above 45 ft	10 ft above 45 feet
<i>Side street (South)</i>	0 ft.	0 feet
<i>(Minorca Avenue)</i>	10 ft above 45 ft	10 ft above 45 feet

**Planning & Zoning Board**

At the September 11, 2024 Planning and Zoning Board meeting, the Board discussed the conditions on streetscape improvements, focusing on the inclusion of bulb-outs on the opposite side of the street. There was general agreement to prioritize pedestrian and bicyclist safety by widening sidewalks and incorporating additional landscaping features. The Board emphasized maintaining the area's character. Some Board members expressed concerns about the pickleball court, and suggested to enhance the buffering with additional greenery or restrictions on the operation hours based on neighborhood feedback. After discussion, a motion was made to approve the requested site plan with additional conditions (vote: 6 – 0). The additional conditions included the reuse of the existing silver streetlights, limiting the pickleball use to daytime only, removal of leasing 75% of the ground floor commercial, and relabeling the bikeway as a mobility lane.

The application package submitted by the Applicant is provided in Exhibit A.

**PUBLIC NOTIFICATION(S):**

<b>Date</b>	<b>Form of Notification</b>
07.25.24	Posting of property for Board of Architects
07.29.24	Applicant neighborhood meeting
08.26.24	Legal advertisement for Planning & Zoning Board.
08.27.24	Applicant neighborhood meeting
08.28.24	Mailed notification for Planning & Zoning Board
08.28.24	Posting of property for PZB meeting.
09.06.24	E-mail notification to subscribed residents.
09.06.24	Planning and Zoning Board meeting agenda and staff report on City web page/City Hall.
09.24.24	Mailed notification for City Commission
09.26.24	Legal advertisement for City Commission
10.01.24	City Commission meeting agenda posted on City webpage
10.04.24	E-mail notification to subscribed residents.

**EXHIBIT(S):**

- A. Applicant Submittal.
- B. Draft Resolution – Site Plan (Conditional Use).
- C. 09 11 24 Planning and Zoning Board Staff Report and attachments.
- D. Excerpt of 09 11 24 PZB Meeting Minutes.
- E. PowerPoint Presentation.

**FINANCIAL INFORMATION:**

<b>No.</b>	<b>Amount</b>	<b>Account No.</b>	<b>Source of Funds</b>
1.	\$0		
2.	\$0		
Total:	\$0		

**Fiscal Impact:** The proposed mixed-use building with commercial uses may result in additional tax revenue generated from the additional commercial square footage in the downtown area.