


*33 Alhambra*

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COMPREHENSIVE PLAN MAP  
AMENDMENT  
ZONING MAP AMENDMENT  
MIXED USE SITE PLAN

CITY COMMISSION  
DECEMBER 6, 2016



SUBJECT

2







5

## SITE PLAN



6

# SITE PLAN



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# OCTOBER 2016 UPDATE – ARCADE WIDTH



8

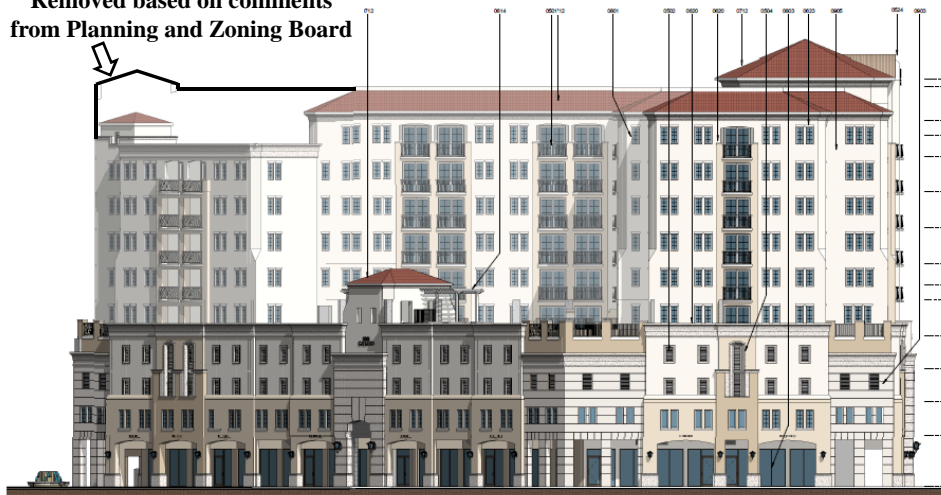
## ALHAMBRA CIRCLE ELEVATION



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## MINORCA AVENUE ELEVATION

Removed based on comments  
from Planning and Zoning Board



Minorca Avenue Elevation  
332' x 152'

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

**REQUEST #2:**  
ZONING MAP AMENDMENT

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

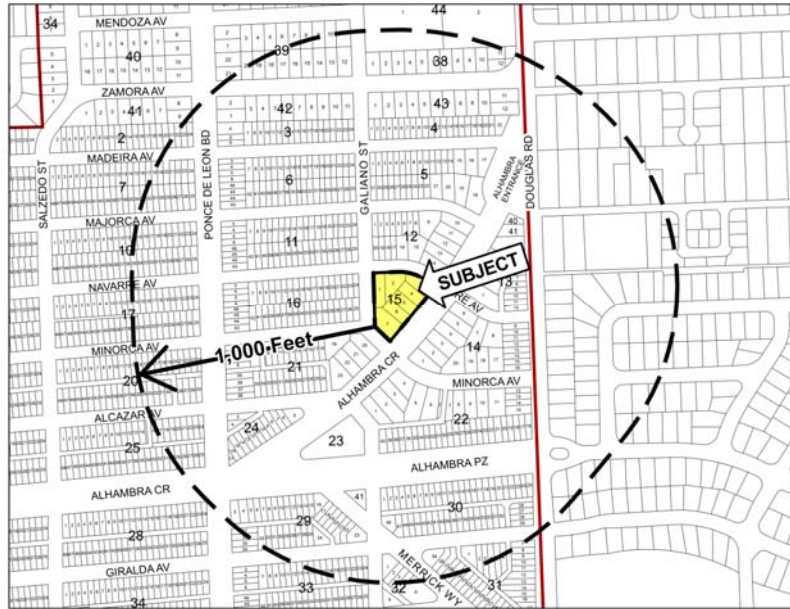
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### **REVIEW TIMELINE**

<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>



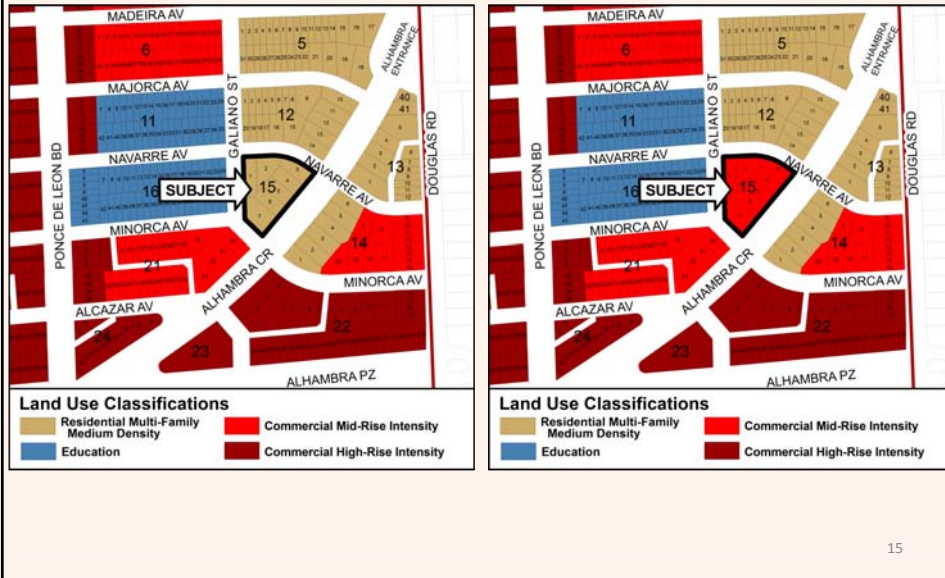
## LETTERS TO PROPERTY OWNERS (1,000 FT)



### 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>5 TIMES</b>	<b>WEBSITE POSTING</b> DRC, BOA, JULY PZB, OCTOBER PZB, DECEMBER CC
<b>2 TIME</b>	<b>NEWSPAPER ADVERTISEMENT</b> JULY PZB, OCTOBER PZB

## 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.

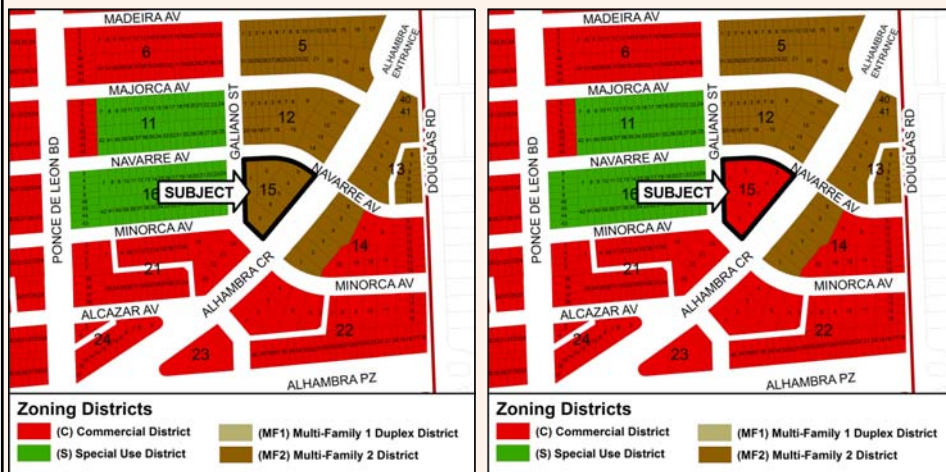


# REQUEST #1: COMPREHENSIVE PLAN MAP

## PLANNING AND ZONING BOARD RECOMMENDATION:

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

# REQUEST #2: ZONING MAP



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

### **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.

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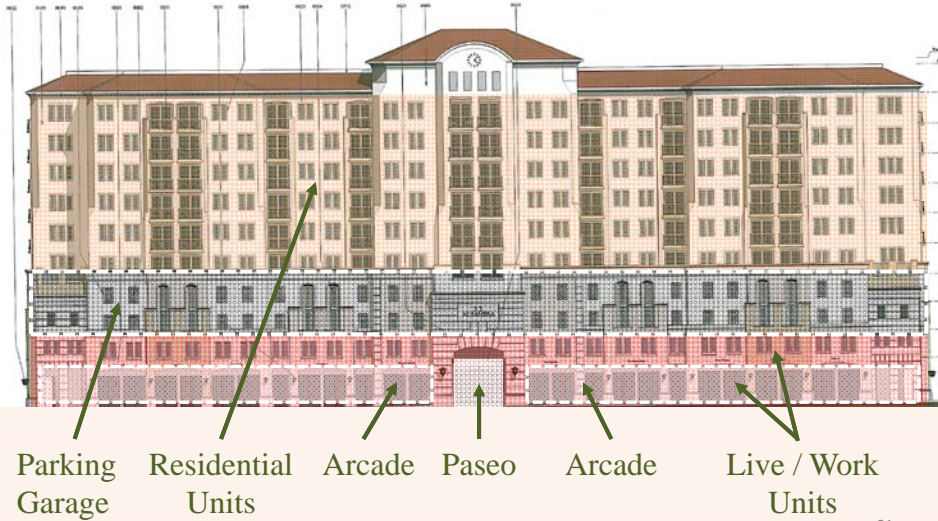
## **REQUEST #2: ZONING MAP**

### **PLANNING AND ZONING BOARD RECOMMENDATION:**

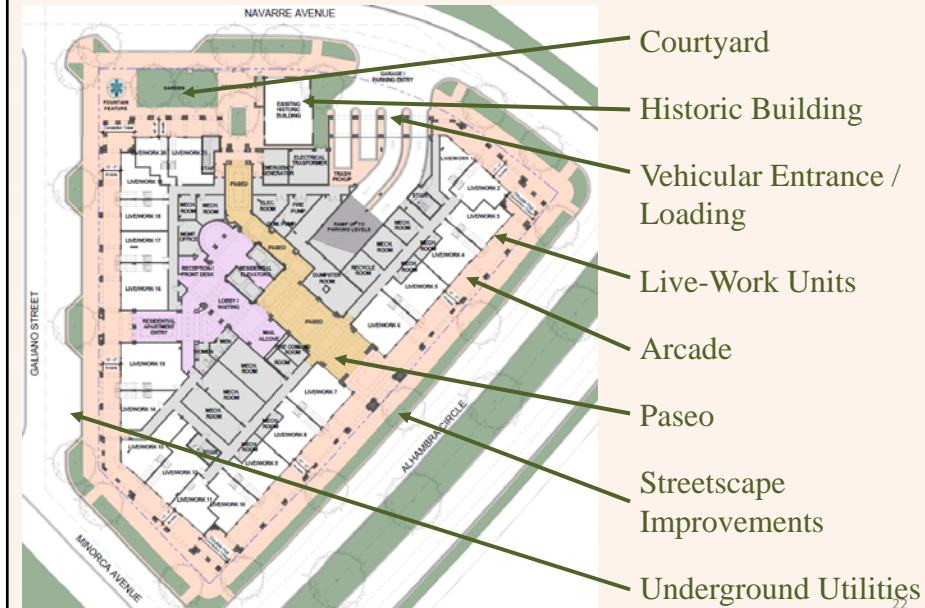
**NO RECOMMENDATION**; A MOTION TO  
APPROVE FAILED TO PASS 3-1.

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## REQUEST #3: MIXED USE SITE PLAN



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### **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.
  - a. Perform traffic calming studies within one year and construct or pay for any required physical traffic calming improvements.



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