



**City of Coral Gables
CITY COMMISSION MEETING
March 8, 2022**

ITEM TITLE:

Ordinance on First 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 mixed-use project referred to as "Alexan Crafts" on property legally described as lots 5 thru 27, Block 28, Coral Gables Crafts Section (340, 330, 322, 314, 310, 300 Catalonia Avenue, 301, 309, 317, 323, 325, 333, 341 Malaga Avenue), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date.

Resolution. Conditional Use Review for Mixed-Use Site Plan. (This Resolution is not for consideration at this time and will be included with the above ordinances on Second Reading if approved on First Reading.)

1. A Resolution of the City Commission of Coral Gables, Florida granting approval for Conditional Use Mixed-Use Site Plan pursuant to Zoning Code Section 2-200 "Mixed Use Districts" for a mixed-use project referred to as "Alexan Crafts" on property legally described as lots 5 thru 27, Block 28, Coral Gables Crafts Section (340, 330, 322, 314, 310, 300 Catalonia Avenue, 301, 309, 317, 323, 325, 333, 341 Malaga 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 for Mixed-Use Site Plan (vote: 4-0).

BRIEF HISTORY:

The proposed project referred to as "Alexan Crafts" is a mixed-use project located in the recently rezoned Crafts Section, generally bounded by Le Jeune Road to the west, Salzedo Street to the east, Catalonia Avenue to the north, and Malaga Avenue to the south. The project consists of 22 live-work units on the ground level, 263 residential units on upper levels, 364 parking spaces onsite, with 6,800 sq. ft. public park. The proposed building height is 7-stories at 77 feet.

Site Date

Standard	Required/Permitted	Proposed
Building Site	10,000 sq. ft.	91,933 sq. ft.
	1 acre for PAD which shall be contiguous and unified parcel	2.11 acres
Landscaped Open Space (ground-level outdoor area, which is open to the sky)	Landscaped open space required for a PAD shall be not less than (20%) of the PAD site.	21.1% open to sky 7.20% covered 28.32% total
Density	125 units per acre	263 units (125 units per acre)
FAR (Site Area of 91,933 sq. ft.)	3.0 = 275,799 sq. ft.	3.39 = 311,352 sq. ft.
FAR w/ Med Bonus I	3.2 =294,185 sq. ft.	
FAR w/ Med Bonus II	3.5 = 321,766 sq. ft.	
Setback	Required/Permitted	Proposed
Principal front	0	0 (Catalonia)
Side interior	0	11'-8" (West)
Side Street	0	1'-1" (Malaga)
Side Street	0	4'-1" (Salzedo)
Rear no alley	10	10
Stepback	Required/Permitted	Proposed
Principal front	10	10' (Catalonia)
Side Interior	10	16'-10" (West)
Side Street	10	10' (Malaga)
Side Street	10	10' (Salzedo)
Rear no alley	10	11'-4"
Building Height		
Principal Building	50 feet (per the Comprehensive Plan)	
Med Bonus I	5 stories/63.5 feet	
Med Bonus II	6 stories/77 feet	7 stories/77 feet (per PAD)
Parking	357 per shared parking analysis	364
Studio @1/unit (12 units)	12	
1BR @1/unit (165 units)	165	
2BR @1.75/unit (75 units)	131	
3BR @2.25/unit (11 units)	25	
Livework @1/unit + 1/350 (22 units)	22 + 22	

PUBLIC NOTIFICATIONS:

Date	Form of Notification
12.26.21	Neighborhood Meeting.
01.25.22	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.

02.23.22	Mailed notification to all property owners within 1,000 feet of the boundary of the subject property for First Reading.
03.01.22	City Commission meeting agenda posted on City webpage.

APPROVED BY:

Asst. Director of Development Services for Planning and Zoning


EXHIBITS:

- A. Applicant's Submittal
- B. Draft Ordinance – Planned Area Development (PAD)
- C. Draft Resolution – Conditional Use Mixed Use Site Plan
- D. Traffic Impact Study
- E. Planning & Zoning Board Staff Report with attachments
- F. Excerpts from 02.09.22 PZB Meeting
- G. PowerPoint Presentation