



City of Coral Gables Planning and Zoning Staff Report

Property:	<u>301-341 Madeira</u>
Applicant:	Urban 301 Madeira, LLC
Application:	Planned Area Development (PAD) and Conditional Use Site Plan Review
Public Hearing:	Planning and Zoning Board / Local Planning Agency
Date & Time:	February 9, 2022, 6:00 – 9:00 p.m.
Location:	City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida, 33134

1. APPLICATION REQUEST

Application request for Planned Area Development (PAD) and Conditional Use Site Plan review to allow additional density and height by utilizing the Residential Infill Regulations (RIR), and allowing flexibility from the regulations of the underlying zoning district for a residential multi-family project referred to as “301-341 Madeira” located in a Multi-Family 2 (MF2) District.

The requests require three public hearings, including review and recommendation by the Planning and Zoning Board, and 1st and 2nd Reading before the City Commission. The Ordinance and Resolution under consideration include the following:

- 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.*
- 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.*

2. APPLICATION SUMMARY

Project Information

The proposal is to construct a multi-family apartment building with ground floor live/work units containing 143 dwelling units with 210 parking spaces provided within the building, behind 9 ground floor live/work apartment units with landscaped front yards. The proposed building height is 9-stories at approximately 100 feet high including architectural projections. The application package submitted by the Applicant is provided as Attachment A.

The Applicant initially submitted for Development Review Committee (DRC) in 2018, and with the Board of Architects shortly afterward. The current proposed building has been revised and improved substantially from the original submittal to comply with the Zoning regulations. The proposed building would need to do the following to completely comply with the MF2 regulations:

- Remove 4 covered stoops or reduce width to 5 feet, to comply with the setback requirements on Madeira; and
- Remove or further step back the upper floor terraces to comply with the upper floor stepback requirements on Madeira.

Standard	Currently Allowed in RIR		Proposed Development
Total site area	Minimum 20,000 sq. ft.		64,474 sq. ft.
	1 acre for PAD		1.43 acres
Lot Coverage	60% lot coverage for MF2		75.5%*
FAR / permitted development (with Mediterranean bonus)	2.5 (161,185 square feet)		2.5 (156,183 square feet)
Residential Density	MF2 40 units/acre, 50 units/acre (with Med Bonus II)	RIR 75 units/acre 100 units/acre (with Med Bonus II)	RIR 100 units/acre and 9 live/work units
Total Residential Units	143		143
<i>Studio and One-bedroom</i>			87
<i>Two-bedroom</i>			49
<i>Three-bedroom</i>			7
Live/Work Units			9
Total Off-Street Parking Spaces	209		210
Building height with architectural incentives	MF2 6 stories/70 feet or 8 stories/97 feet with Med Bonus	RIR 100 feet maximum with Med Bonus	RIR 9 stories 100 feet to the top of architecture
Landscape Open space	15,618 sq. ft. (25%)		15,942 sq. ft. (25.5%) On-site
Setbacks			

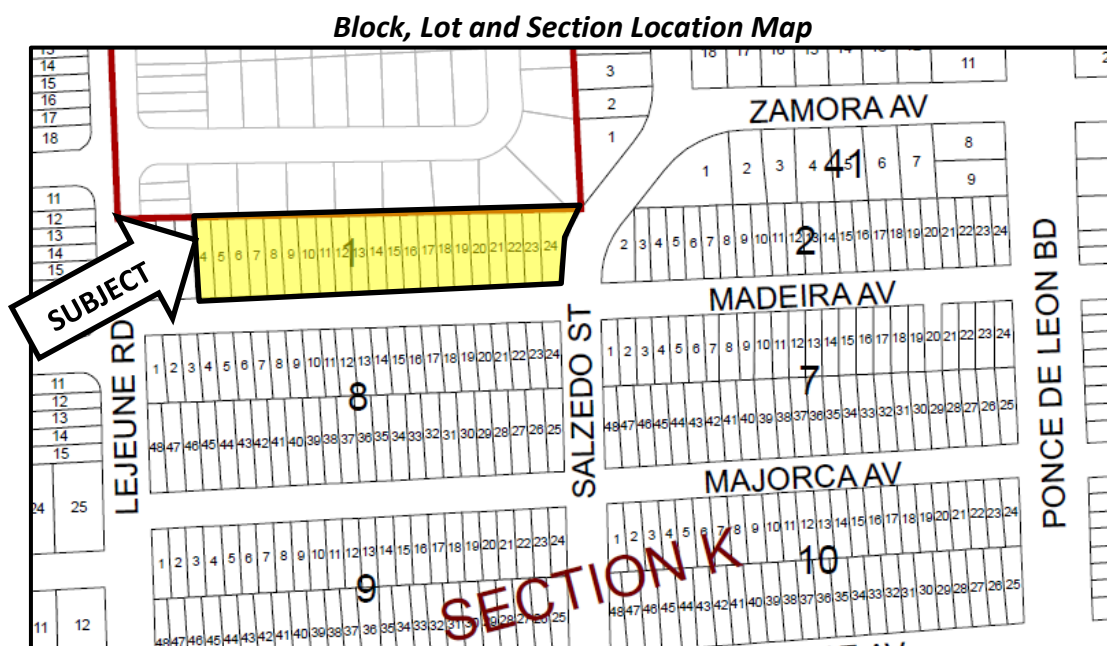
Standard	Currently Allowed in RIR	Proposed Development
Primary street frontage (Madeira)	10' 10' upper floor stepback above 45'	10', 5' for four (4) 12' wide covered stoops 3'-2" above 45'
Rear (north)	10'	10'
Street Side (east)	10'	23'-4"
Interior Side (west)	10'	10'
Parking Setback	30'	29'-3"

*Mediterranean Bonus has no minimum or maximum building lot or ground coverage is required.

Project Location

The subject property is in the North Ponce area, on the northside of Madeira Avenue between Salzedo Street and Le Jeune Road. The property is currently occupied by four 1920's apartment buildings, two mid-century apartment buildings, and vacant land. It consists of twenty-one platted lots, totaling approximately 64,474 square feet (1.43 acres), legally described as Lots 4 thru 24, Block 1 of Revised Plat of Coral Gables Section K. It has a Land Use designation of Residential Multi-Family Medium Density and currently zoned Multi-Family 2 (MF2). It is within the North Ponce area where Residential Infill Regulations (RIR) are applicable. The Residential Infill Regulations overlay allows an increase in the potential density and height of development over what is currently in place in the underlying MF2 Zoning.

It is surrounded by multi-family residential use within the City of Coral Gables. Single-family residences in un-incorporated Miami-Dade County currently abut the subject property to the north. Location map and aerial shown below:



Aerial Map



The following tables provide the subject property’s designations and surrounding land uses:

Existing Property Designations

Comprehensive Plan Map designation	Multi-Family Medium Density
Zoning Map designation	Multi-Family 2 (MF2) District
Within North Ponce Neighborhood Conservation Overlay	Yes
Within a designated Mixed-Use Overlay District (MXOD)	No
Mediterranean Architectural District (citywide)	Yes
Within Coral Gables Redevelopment Infill District (GRID)	Yes

Surrounding Land Uses

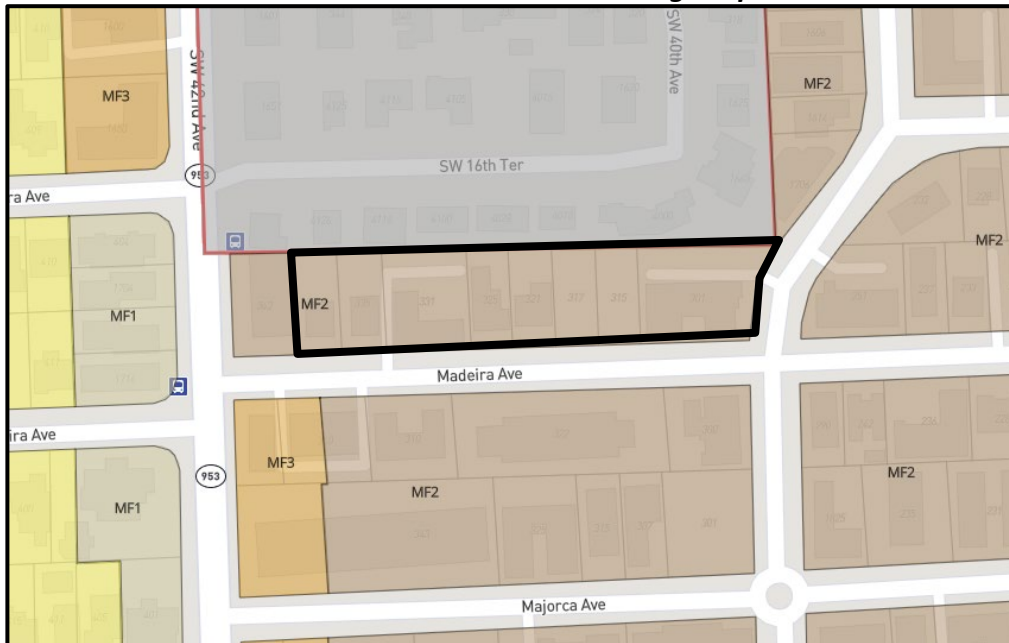
Location	Existing Land Uses	CP Designations	Zoning Designations
North	Single-family residences	<i>(Unincorporated Miami-Dade)</i>	<i>(Unincorporated Miami-Dade)</i>
South	Multi-Family buildings	Residential Multi-Family Medium Density and Residential Multi-Family Low Density	Multi-Family 2 (MF2) and Multi-Family 3 (MF3)
East	Multi-Family building	Residential Multi-Family Medium Density	Multi-Family 2 (MF2)
West	Multi-Family buildings	Residential Multi-Family Medium Density	Multi-Family 2 (MF2)

Future Land Use Map



- Commercial High Rise Intensity
- Commercial Low-Rise Intensity
- Commercial Medium Rise Intensity
- Conservation Areas
- Educational Use
- Hospital Use
- Industrial Use
- Mixed Use
- Multi Family Duplex Density
- Multi Family High Density
- Multi Family Low Density
- Multi Family Medium Density
- Open Space
- Park and Recreational Use
- Public Buildings and Grounds
- Religious or Institutional
- Single Family High Density
- Single Family Low Density

Zoning Map



- MF1
- MF2
- MF3
- MF4
- MX1
- MX2
- MX3
- P
- S
- SFR
- UCD

3. REVIEW TIMELINE / PUBLIC NOTICE

City Review Timeline

The submitted applications have undergone the following City reviews:

REVIEW COMMITTEES AND BOARDS	DATE
Development Review Committee	11.30.18
Board of Architects (Preliminary Design and Mediterranean Bonus)	01.31.19
Board of Architects (Preliminary Design and Mediterranean Bonus)	05.27.21
Board of Architects (Preliminary Design and Mediterranean Bonus)	08.26.21
Board of Architects (Preliminary Design and Mediterranean Bonus)	11.18.21
Board of Architects (Preliminary Design and Mediterranean Bonus)	12.02.21
Board of Architects (Preliminary Design and Mediterranean Bonus)	12.16.21
Planning and Zoning Board	02.09.22
City Commission (1 st Reading)	TBD
City Commission (2 nd Reading)	TBD

Department	DRC 11.30.18	Board of Architects 12.16.2021	Comments Provided?
Historical Resources and Cultural Arts			Yes
Parking	X		Yes
Public Service	X		Yes
Concurrency	X		Yes
Police			Yes
Fire	X		Yes
Public Works	X		Yes
Zoning	X		Yes
Board of Architects	X	X	Yes
Planning	X	X	Yes
Building			

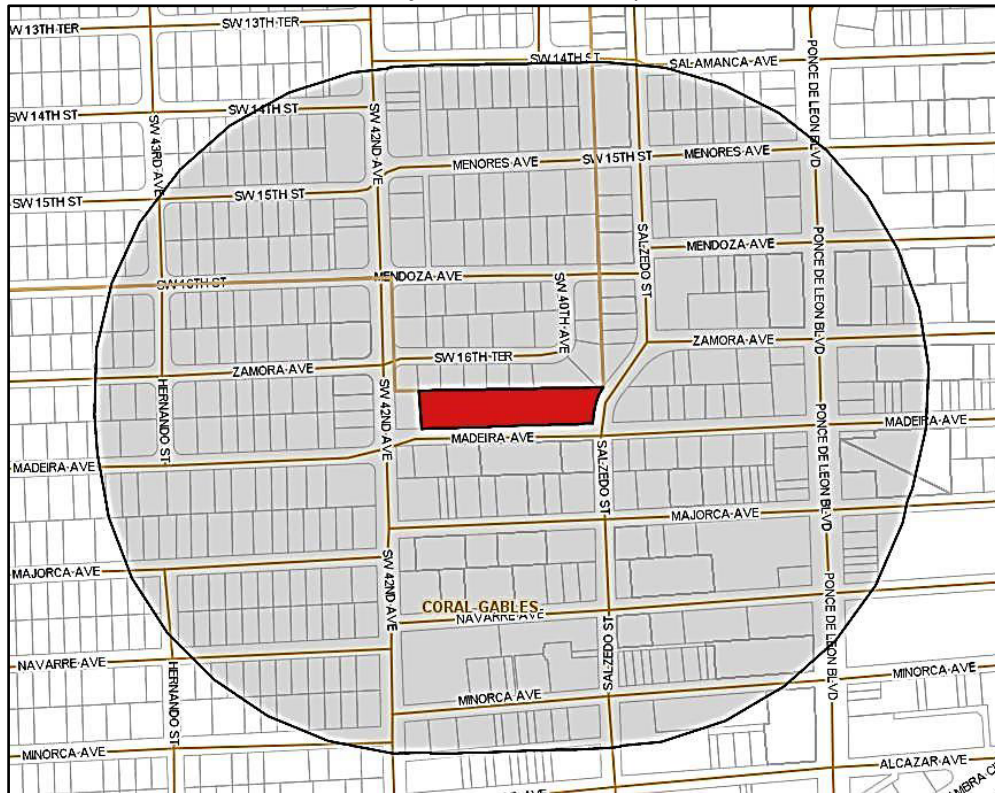
Public Notification and Comments

The Applicant held the mandatory neighborhood meeting on January 26, 2022 with notification to all property owners within 1,000 of the property. A copy of the meeting summary is provided as Attachment B.

The Zoning Code requires notification be provided to all property owners within 1,000 feet of the property. The notification was sent on January 27, 2022. The notice indicates the following: applications filed; public hearing dates/time/location; where the application files can be reviewed and provides for an opportunity

to submit comments. Seven-hundred and seventy-five (775) notices were mailed. A copy of the legal advertisement and notice are provided as Attachment C. A map of the notice radius is provided below.

Notification Radius Map



The following has been completed to solicit input and provide notice of the Application:

PUBLIC NOTICE	DATE
Applicant neighborhood meeting	January 26, 2022
Mailed Notification	January 27, 2022
Sign posting of property and Legal advertisement	January 28, 2022
Posted agenda on City web page/City Hall	February 4, 2022
Posted Staff report on City web page	February 4, 2022

This property falls within the Gables Redevelopment Infill District (GRID), which is generally located along the Ponce de Leon Boulevard corridor and US1. The City’s GRID allows development within its boundaries to move forward regardless of a roadway’s level of service (LOS). The City does, however, require all developments within the GRID that increase intensity/density to complete a Traffic Impact Analysis report and provide appropriate traffic mitigation to help offset the impacts. As stated in the Traffic Generation Analysis prepared by Kimley-Horn, provided in Attachment A, Tab 10, no traffic impact study is required.

4. APPLICANT'S PROPOSAL

PLANNED AREA DEVELOPMENT (PAD)

Planned Area Development (PAD) is a development option in the City of Coral Gables for the purpose of allowing creative and imaginative development while providing substantial additional public benefit. In addition, PAD provides some flexibility in terms of massing, design, location of paseos and open spaces, etc. Typically PAD sites are contiguous unified parcel with a minimum lot width of two hundred (200) feet and minimum lot depth of one hundred (100) feet and a minimum site area of no less than an acre.

Purpose and Objectives

Section 2-500 of the Zoning Code states the purpose of the PAD is as follows:

- a. *Allow opportunities for more creative and imaginative development than generally possible under the strict applications of these regulations so that new development may provide substantial additional public benefit.*
- b. *Encourage enhancement and preservation of lands which are unique or of outstanding scenic, environmental, cultural and historical significance.*
- c. *Provide an alternative for more efficient use and, safer networks of streets, promoting greater opportunities for public and private open space, and recreation areas and enforce and maintain neighborhood and community identity.*
- d. *Encourage harmonious and coordinated development of the site, through the use of a variety of architectural solutions to promote Mediterranean architectural attributes, promoting variations in bulk and massing, preservation of natural features, scenic areas, community facilities, reduce land utilization for roads and separate pedestrian and vehicular circulation systems and promote urban design amenities.*
- e. *Require the application of professional planning and design techniques to achieve overall coordinated development eliminating the negative impacts of unplanned and piecemeal developments likely to result from rigid adherence to the standards found elsewhere in these regulations.*

The Applicant is proposing a PAD designation to allow flexibility in the following requirements of the underlying zoning district of Multi-family 2 (MF2):

- **Front Setback:** Reduce the front setback from the required 10 feet at certain locations to allow the encroachment of 4 covered stoops that are wider than the permitted 5 feet; and
- **Stepbacks:** Reduce front stepback (above 45 feet) of 10 feet minimum to 3'-2" on Madeira.

The Planned Area Development (PAD) regulations require a public pedestrian passageway for every 250 feet of frontage to enhance the public pedestrian access and network of the area. While the proposed PAD measures almost 600 feet along Madeira, a pedestrian passageway is not being provided due to the single-family residential homes to the north that abut the property. A pedestrian passageway would not be compatible with the adjacent single-family residential neighborhood.

Findings of Fact – Planned Area Development (PAD)

Section 14-206 of the Zoning Code states the required findings for a proposed PAD project is as follows:

A. *In what respects the proposed plan is or is not consistent with the stated purpose and intent of the PAD regulations.*

Staff comments: The flexibility allowed under the PAD is not proposed by this project to provide substantial additional public benefit as the project only provides 25.5% open space (required is 25%) which includes those areas within the required setbacks. A dedicated public open space located on the east side of the property would provide a substantial additional public benefit to the dense North Ponce area.

B. *The extent to which the proposed plan departs from the zoning and subdivision regulations otherwise applicable to the subject property, including but not limited to density, size, area, bulk and use, and the reasons why such departures are or are not deemed to be in the public interest.*

Staff comments: The departures from the zoning of the proposed project include the allowance of 4 covered stoops of 12' in width to encroach into the front setback and lesser front setback. None of the departures are in the public interest. However, the proposed conditions of approval set forth in Staff's recommendation to refine the building's frontage on Madeira eliminate these departures.

C. *The extent to which the proposed plan meets the requirements and standards of the PAD regulations.*

Staff comments: The proposed plan meets the requirements and standards of the PAD regulations such as contiguous unified parcel with a minimum lot width of two hundred (200) ft. and minimum lot depth of one hundred (100) ft. and a minimum site area of no less than an acre.

D. *The physical design of the proposed PAD and the manner in which said design does or does not make adequate provision for public services, provide adequate control over vehicular traffic, provide for and protect designated common open areas, and further the amenities of light and air, recreation and visual enjoyment.*

Staff comments: The physical design of the proposed PAD maximizes the building site to accommodate the maximum amount of development within the required setbacks, as well as the additional 9 Live/Work units, which is not calculated in their total density per Section 3-209(A) of the Zoning Code. The remaining space on the property is used to meet the required 25% open space.

E. *The compatibility of the proposed PAD with the adjacent properties and neighborhood as well as the current neighborhood context including current uses.*

Staff comments: The proposed massing of the PAD departs from the historic pattern of development of the adjacent properties in the North Ponce area with regards to building bulk and size. The newer buildings in the North Ponce area may have a similar height as the proposed PAD, but have significantly smaller building footprints and therefore smaller massing. However, the proposed conditions of approval are meant to lessen the potential impact of the proposed development and allow the development to integrate and be compatible with the existing neighborhood context.

F. *The desirability of the proposed PAD to physical development of the entire community.*

Staff comments: The redevelopment of the existing properties introduces new housing stock in the

established district of North Ponce. However, many Miami-Dade County residents that live at the rear of the proposed PAD have concerns regarding the proposed massing and building bulk. The reconstruction of both sides of the street on Madeira to include wider sidewalks, shade trees, and other pedestrian amenities would also enhance the entire community.

G. *The conformity of the proposed PAD with the goals and objectives and Future Land Use Maps of the City of Coral Gables Comprehensive Plan.*

Staff comments: The proposed PAD is “consistent” with the CP’s Goals, Objectives and Policies that address the City’s objectives for encouraging land use decisions that encourage infill, redevelopment, and reuse of vacant or underutilized parcels that support walking, bicycling, and public transit use.

CONDITIONAL USE SITE PLAN REVIEW

The project is located within the Residential Infill Regulations (RIR) overlay. The Residential Infill Regulations overlay allows an increase in the potential density and height of development over what is currently in place in the underlying MF2 zoning. However, projects developed pursuant to Residential Infill Regulations requires Conditional Use review and approval per Section 2-405.A.3(a) of the Zoning Code. Conditional uses require public hearing reviews with a recommendation provided by the Planning and Zoning Board and review and approval granted by the City Commission pursuant to the requirements established in Zoning Code Article 14, “Process,” Section 14-203, “Conditional Uses.”

Mediterranean Architectural Style

The proposed project was reviewed by the Board of Architects several times. The design received preliminary approval which included Mediterranean architectural style approval for the additional 0.5 FAR or 31,237 square feet of development and up to a maximum height of 100 feet on December 16, 2021.

Traffic Impact Study

The Applicant’s Trip Generation Analysis was reviewed by Public Works. The trip rates and resulting peak hour trip estimates in the statement are consistent with the ITE Trip Generation calculations. The results indicate that the peak hour trips would increase by less than 50 trips. As such, additional traffic impact analysis is not required.

5. FINDINGS OF FACT

This section of the report presents City Staff’s evaluation of the Application and Findings of Facts. The City’s responsibility is to review the Application for consistency with the City’s Comprehensive Plan Goals, Objectives and Policies and compliance with the Zoning Code and City Code.

To provide an overview of the purpose and intent of the Conditional Use provisions, Zoning Code Article 14, “Process,” Section 14-203.1, “Purpose and Applicability” provides for the following:

“The purpose of providing for conditional uses within each zoning district is to recognize that there are uses which may have beneficial effects and serve important public interests, but which may, but not

necessarily, have adverse effects on the environment, particularly residential areas, overburden public services, or change the desired character of an area. Individualized review of these uses is necessary due to the potential individual or cumulative impacts that they may have on the surrounding area or neighborhood. The review process allows the imposition of conditions to mitigate identified concerns or to deny the use if concerns cannot be resolved.”

Staff’s responsibility is to review the application in accordance with the criteria provided in Zoning Code Article 14, “Process”, Section 14-203.8, “Standards for review” and provide Findings of Fact regarding the proposed application. Staff has compared the Applicant’s proposal with the review criteria set out in Zoning Code Section 14-203.8, and found that the application complies with the following standards and criteria:

STANDARD	STAFF EVALUATION
1. The proposed conditional use is consistent with and furthers the goals, objectives and policies of the Comprehensive Land Use Plan and furthers the purposes of these regulations and other City ordinances and actions designed to implement the Plan.	Yes. As concluded in this report, this Application is “consistent” with the CP’s Goals, Objectives and Policies with the recommended conditions of approval and site plan provisions incorporated by the Applicant which address the City objectives for encouraging greater density and housing opportunities within close proximity to transit, employment centers, and the downtown area.
2. The available use to which the property may be put is appropriate to the property that is subject to the proposed conditional use and compatible with existing and planned uses in the area.	Yes. The proposed multi-family project is permitted in the overlay zoning district of the recently adopted Residential Infill Regulations (RIR). It is similar and compatible to the existing use and development pattern in the area and those which are being planned and under construction in the North Ponce district and the downtown area.
3. The proposed conditional use does not conflict with the needs and character of the neighborhood and the City.	Yes. The property currently has 6 buildings and a vacant lot, informally used as public space for residents of the neighborhood. Redevelopment of this property to add additional density fulfills the objectives of the City to provide greater housing opportunities in the North Ponce area. If the project design is modified to enlarge the proposed open space on the corner as public open space, the need for green space in the dense neighborhood is also fulfilled.
4. The proposed conditional use will not adversely or unreasonably affect the use of other property in the area.	Yes. The Applicant’s proposal of a multi-family is consistent with the underlying zoning designation. It will not adversely or unreasonably affect the use of other adjoining, adjacent and contiguous properties in the area should proposed conditions of approval be adopted. Conditions of approval are recommended that mitigate potential negative impacts created during construction, and after the project has been completed. These include conditions that regulate the closure of streets around the project site during construction, designation of a construction information/contact person, restrictions on illuminated signage and exterior building lighting, and the provision of public

STANDARD	STAFF EVALUATION
5. The proposed use is compatible with the nature, condition and development of adjacent uses, buildings and structures and will not adversely affect the adjacent uses, buildings or structures	realm/landscaping improvements, streetscape improvements and other off-site improvements that would otherwise not have been realized. Yes. The proposed redevelopment of this property as a residential multi-family project is compatible with the surrounding uses. This project will be among the first projects to utilize the recently adopted Residential Infill Regulations (RIR).
6. The parcel proposed for development is adequate in size and shape to accommodate all development features.	Yes. The parcel is approximately 62,474 square feet (1.43 acres) in size which accommodates all development features while providing high standards of architectural quality.
7. The nature of the proposed development is not detrimental to the health, safety and general welfare of the community.	Yes. The proposed multi-family building is consistent with the stated goals and objectives for Residential Infill Regulations (RIR) overlay. The redevelopment of this property furthers the objective of the City to create a pedestrian oriented urban environment in the area to improve the safety and general welfare of the community.
8. The design of the proposed driveways, circulation patterns and parking is well defined to promote vehicular and pedestrian circulation.	Yes. Vehicular parking for the project is located within the building, behind ground level live/work units and upper-story apartment units to promote activity on the street and create safe pedestrian circulation and environment. Service access and areas are also enclosed; however, reducing the driveway widths to be two 1-way pairs promote greater pedestrian circulation and safety.
9. The proposed conditional use satisfies the concurrency standards of Section 14-218 and will not adversely burden public facilities, including the traffic-carrying capacities of streets, in an unreasonable or disproportionate manner.	Yes. A Trip Generation Analysis is provided by the applicant and reviewed by Public Works which found that the proposed additional units will not adversely burden the public streets. Therefore, no traffic impact study is required. Additionally, certain conditions of approval are recommended to ensure the project meets required public facilities and infrastructure.

Staff's Findings: Based upon the Findings of Facts provided herein, Staff finds the Application satisfies the provisions of the Zoning Code for the Conditional Use Site Plan Review for the proposed residential multi-family apartment building consisting of 143 dwelling units. Staff review finds that the proposed plans and Staff's recommended conditions of approval incorporate measures to mitigate potentially negative impacts that could have adverse effects on neighboring properties. The streetscape enhancements to widen the existing narrow sidewalks and incorporate shade trees on both sides of the street for the whole block will lessen the effect of new development and allow the new building to relate and join the existing built-out district. Burial of the unsightly overhead utilities on Salzedo and off-site public realm improvements will also serve the public interest of revitalizing the area.

Consistency Evaluation of the Comprehensive Plan (CP) Goals, Objectives and Policies

This section provides those CP Goals, Objectives and Policies applicable to the Application and the determination of consistency:

REF. NO.	COMPREHENSIVE PLAN GOAL, OBJECTIVE AND POLICY	STAFF REVIEW
1	<p>Policy FLU-1.7.2. The City shall continue to enforce the Mediterranean architectural provisions for providing incentives for infill and redevelopment that address, at a minimum, the impact on the following issues:</p> <ul style="list-style-type: none"> • Surrounding land use compatibility. • Historic resources. • Neighborhood Identity. • Public Facilities including roadways. • Intensity/Density of the use. • Access and parking. • Landscaping and buffering. 	Complies
2	<p>Objective FLU-1.11. Maintain a pattern of overall low density residential use with limited medium and high density residential uses in appropriate areas to preserve the low intensity and high quality character of the residential neighborhoods.</p>	Complies
3	<p>Goal DES-1. Maintain the City as a livable city, attractive in its setting and dynamic in its urban character.</p>	Complies
4	<p>Goal HOU-1. Provide a supply of housing that addresses the City’s needs that shall include a variety of housing opportunities for all income ranges, provide housing diversity to enhance the City’s social and economic growth and continue to be a distinctive, diverse, attractive and desirable place to live.</p>	Complies
5	<p>Objective MOB-1.1. Provide solutions to mitigate and reduce the impacts of vehicular traffic on the environment, and residential streets in particular with emphasis on alternatives to the automobile including walking, bicycling, public transit and vehicle pooling.</p>	Complies
6	<p>Policy MOB-1.1.2. Encourage land use decisions that encourage infill, redevelopment and reuse of vacant or underutilized parcels that support walking, bicycling and public transit use.</p>	Complies
7	<p>Policy MOB-1.1.3. Locate higher density development along transit corridors and near multimodal stations.</p>	Complies
8	<p>Policy MOB-1.1.5. Improve amenities within public spaces, streets, alleys and parks to include the following improvements: seating; art; architectural elements (at street level); lighting; bicycle parking; street trees; improved pedestrian crossing with bulb-outs, small curb radii, on-street parking along sidewalks, pedestrian paths and bicycle paths to encourage walking and cycling with the intent of enhancing the feeling of safety.</p>	Complies
9	<p>Policy MOB-2.2.5. As a vibrant mature City located in rapidly growing Miami-Dade County, the City shall continue to pursue and promote infill and redevelopment in appropriate parts of the City, especially within the City’s GRID. The City shall research the following:</p> <ul style="list-style-type: none"> • The possible expansion and upgrade of the current trolley system to other destinations within the City which may include a northern extension beyond 8th Street and connection to the University of Miami campus. • Potential development incentives and/or economic incentives to promote trolley ridership. 	Complies

REF. NO.	COMPREHENSIVE PLAN GOAL, OBJECTIVE AND POLICY	STAFF REVIEW
	<ul style="list-style-type: none"> Maintain the existing Coral Gables Mediterranean Style Design Standards, which awards density and height bonuses for developments which provide pedestrian amenities thereby encouraging walkability. 	
10	<p>Policy MOB-2.7.1. The City shall, via the review of development projects and city transportation improvement projects, conserve and protect the character and livability of all residential neighborhoods by preventing the intrusion of through vehicles on local and collector streets. The City shall discourage through traffic in neighborhoods and may incorporate traffic management and calming measures including, but not limited to, signage, landscape design, traffic calming devices and roadway design.</p>	Complies

Staff Comments: Staff’s determination that this application is consistent with the CP Goals, Objectives and Policies that are identified above is based upon compliance with conditions of approval recommended by Staff. It meets the intent of the recently adopted RIR overlay which is to promote the goals, objectives, and policies of the City’s Comprehensive Plan by encouraging greater housing opportunities within close proximity to transit, employment centers, and general downtown area. The North Ponce district is an appropriate area to increase density – as allowed in the RIR overlay – to allow lower intensity and development pressure in other parts of the city. The additional units and population will patronize and support the nearby businesses of the downtown area. Certain conditions of approval of streetscape enhancements and roadway design with pedestrian and bicycle paths - as identified in multiple policies in the Comprehensive Plan - will provide additional public benefit of traffic management and improve the character and livability of the district.

6 . STAFF RECOMMENDATION AND CONDITIONS OF APPROVAL

The Planning Division based upon the complete Findings of Fact contained within this Report recommends the following subject to all of the conditions of approval as specified herein:

- 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*

Staff recommends **Approval, with conditions**. Please refer to the Conditions of Approval on the proceeding pages.

- 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.

Staff recommends **Approval, with conditions**. Please refer to the Conditions of Approval on the proceeding pages.

Conditions of Approval

In furtherance of the Comprehensive Plan's Goals, Objectives and Policies, and all other applicable Zoning Code and City Code provisions, the recommendation for approval of the proposed project is subject to all of the following conditions of approval. The proposed conditions address many of the deficiencies noted in Staff's findings above and are meant to lessen the potential impact of the proposed development and allow the development to integrate and blend in with the existing context. Additional conditions of approval may be added to this list prior to Commission review.

Prior to City Commission First Reading, the Applicant shall revise the plans to comply with the underlying zoning as follows:

- Remove 4 covered stoops or reduce width to 5 feet, to comply with the setback requirements on Madeira;
- Remove or further step back the upper floor terraces to comply with the stepback requirements on Madeira;
- Coordinate drawings and information provided on the Master Site Plan, Open Space/Lot Coverage Diagrams, and Ground Floor Plan sheets; and
- Update FAR Diagrams sheet.

1. Application/supporting documentation. Construction of the proposed project shall be in substantial conformance with all of the following:

- a. The Applicant's submittal package dated 1/06/2022 prepared by Gunster, Yoakley & Stewart, P.A. and Behar Font to include:
 - i. Maximum building height shall not exceed 100' at 9-stories
 - ii. 2.5 FAR (156,183 sq. ft.)
 - iii. 143 dwelling units
 - iv. 9 live/work units
 - v. Minimum of 15,942 sq. ft. (25.5%) landscape open space
- b. Streetscape improvements to both sides of street in accordance with the North Ponce Streetscape Master Plan for the 300 block of Madeira.
- c. All representations proffered by the Applicant's representatives as a part of the review of the Application at public hearings.

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. Failure to submit the draft restrictive covenant within the specified time frame shall render the approval void unless said time frame for submittal of the draft restrictive covenant is extended by the City Attorney after good cause as to why the time frame should be extended. It is recognized that the requirements contained in the restrictive covenant constitute regulatory conditions of approval and shall survive as regulatory conditions of approval even if the restrictive covenant is later found to be void or unenforceable.

3. Prior to issuance of the first Building Permit, Applicant shall:

- a. **Impact Fees.** The Applicant shall include the payment of all applicable City of Coral Gables impact fees, sewer capacity fees and service charges prior to the issuance of a building permit. No impact fee shall be waived.
- b. **Off-site and Public Realm Improvements Contribution.** The Applicant shall monetarily contribute to the North Ponce Streetscape Program for street improvements for a value deemed appropriate by the City Commission for long-term improvements to Salzedo and adjacent streets and the public realm.
- c. **Art in Public Places.** Applicant shall provide a complete and notarized copy of the Project Value Application to the City. Prior to the issuance of the first Building Permit, applicant must make the required contribution to the appropriate Art in Public Places fund or receive approval for a waiver in accordance with the requirements of Article 9.
- d. **On-street parking.** Payment shall be provided by Applicant, its successors or assigns according to established City requirements for the loss of any on-street parking space as a result of the project.
- e. **Signage.** Provide Signage Plan indicating code compliant size and location of all proposed exterior signage.
- f. **Construction Staging.** A construction staging plan shall be submitted to the Building Division. A checklist of requirements shall be provided upon request. Construction phasing/staging shall maintain pedestrian access and vehicle circulation along Salzedo Street with all sidewalks on Salzedo and Madeira to remain open throughout construction.
- g. **Traffic Improvements.** All proposed traffic flow modifications including street design, width, sight triangles, cross walks, diverters, etc. in accordance with the North Ponce Streetscape Master Plan shall require written conceptual approval of Miami-Dade County and the City prior to the issuance of the first City permit for vertical construction. If any components of the proposed modifications are not approved, the proposed plans shall be revised in coordination with Public Works and Planning Staff.
- h. **Encroachment Plan.** Obtain Commission approval by resolution of an Encroachment Plan addressing special treatment sidewalks, decorative pavers, landscaping, irrigation, street lighting, landscaping lighting and any other encroachments into, onto, under and over the right of way as shown in the site plan. The above encroachments must be approved by City resolution and a Hold Harmless agreement must be executed approving the encroachments.
- i. **Encroachment Agreement and Covenant.** Execute and record a restrictive covenant regarding encroachments and utilities in, below and above the public rights-of-way, in a form acceptable to the Public Works Director, the Risk Management Division, and the City Attorney, which shall

include the precise locations and dimensions of the proposed areas of all encroachments. It is recognized that the requirements contained in the restrictive covenant constitute regulatory conditions of approval and shall survive as regulatory conditions of approval even if the restrictive covenant is later found to be void or unenforceable.

- j. **Bond to Restore Project Property.** Provide to the City a surety bond, or other form of security deemed acceptable by the City, covering the estimated maximum cost of the full restoration of the Property, including installation of sod and landscaping to City Code standards, and removal of all construction fencing.
- k. **Construction Notices.** Provide written notice to all properties within one thousand (1,000) feet of the project boundaries providing a specific liaison/contact person for the project including the contact name, contact telephone number and email, to allow communication between adjacent neighbors or interested parties of construction activities, project status, potential concerns, etc.

4. Prior to issuance of the first Certificate of Occupancy or Temporary Certificate of Occupancy, Applicant shall:

- a. **Sustainability Certification.** The developer/owner/contractor shall provide the City with a performance bond, cash or irrevocable letter of credit payment (Green Building Bond) in the amount of three (3%) percent of the master building permit construction cost value.
- b. **Underground utilities.** Submit all necessary plans and documents and complete the undergrounding of all new utilities along all public rights-of-way surrounding and adjacent project boundary (on Salzedo between south side of Madeira Avenue and the north side of subject site), subject to review and approval by the Directors of Public Works, Landscape Services and Planning and Zoning.
- c. **Utility Upgrades.** Water and Sewer system upgrades and all associated right-of-way improvements may be required to be completed on Madeira and Salzedo, at the Applicant's expense.
- d. **Art in Public Places.** The Applicant shall comply with all City requirements for Art in Public Places.
- e. **Bicycle/Pedestrian Plan.** The bicycle and pedestrian paths on Madeira and Salzedo shall comply with the City's Bicycle Pedestrian Master Plan to be designed as Bike Boulevards, to be reviewed and approved by the Public Works Director. All driveways shall be designed with a flare-style curb cut with a continuous and level sidewalk through each driveway to create a pedestrian-friendly environment.
- f. **Right-of-way and public realm improvements.** Install all right-of-way improvements and all landscaping, public realm and streetscape improvements for both sides of the 300 block of Madeira in accordance with the North Ponce Streetscape Master Plan, subject to review and approval by the Directors of Public Works, Landscape Services, Planning and Zoning, and Parking. Any changes to and departures from the right-of-way and public realm improvements identified via the permitting process shall be subject to review and approval by Directors of Public Works, Landscape Services, Planning and Zoning, and Parking.

5. Following issuance of the first Certificate of Occupancy, Applicant shall:

- a. **Sustainability Certification.** Within two years of the issuance of a Final Certificate of Occupancy, the building must achieve LEED Silver or equivalent certification. If the applicant chooses to pursue NGBS Silver Certification, an Energy Star Label will also be required within two years of the Final Certificate of Occupancy.
 - i. The City will hold the Green Building Bond for the time necessary for the green certification, or equivalent, to be issued for twenty-four (24) months after issuance of the Certificate of Occupancy or Completion; whichever occurs first. Upon receiving final documentation of certification from the developer/owner/contractor, the City shall release the full amount of the bond within thirty (30) days.
 - ii. If the developer/owner/contractor is unable to provide proof of green certification, or equivalent, within twenty-four (24) months after issuance of the Certificate of Occupancy or Completion, the full amount of the Green Building Bond shall be forfeited to the City. Any proceeds from the forfeiture of the bond under this section shall be allocated toward funding Sustainability Master Plan initiatives.
- b. **Traffic Monitoring.** At the Applicant’s expense, the City shall perform an annual traffic monitoring study for three years beginning one year from the issuance of the first Temporary Certificate of Occupancy at locations to be determined by the Public Works Director. If the Public Works Director determines that livability improvements are warranted on any of these roadways, the Applicant shall construct or pay for any physical livability improvements required by these studies within one year of the completion of these studies, as approved by the Public Works Director.

7 . ATTACHMENTS

- A. Applicant’s submittal package dated January 6, 2022.
- B. 01.26.22 Neighborhood Meeting Summary.
- C. Notice mailed to all property owners within 1,000 feet of the property and Legal notice.
- D. Public Comments.
- E. PowerPoint Presentation.

Please visit the City’s webpage at www.coralgables.com to view all Application materials, notices, applicable public comments, minutes, etc. The complete Application and all background information also is on file and available for examination during business hours at the Planning and Zoning Division, 427 Biltmore Way, Suite 201, Coral Gables, Florida, 33134.

Respectfully submitted,



Ramon Trias, Ph.D., AIA, AICP, LEED AP
 Assistant Director of Development Services
 for Planning and Zoning
 City of Coral Gables, Florida

Minutes for 301 Madeira Neighborhood Meeting

On January 26, 2022, the informational neighborhood meeting for the 301 Madeira Avenue project (the “Property”) commenced at approximately 6:04 pm in the Hyatt Regency Coral Gables located at 50 Alhambra Plaza. The following individuals were in attendance on behalf of the project team:

- Mario Garcia-Serra, Lauren Kahn and Bobby Behar, Project Zoning Counsel
- Robert Behar, Project Architect
- Jonatan Sredni, Scott Alcus, and Daniel Veitia, Urban 301 Madeira, LLC (Developer)


Over twenty-three neighboring property owners were in attendance. Mr. Garcia-Serra commenced the meeting with an introduction of the project team and background information regarding the project site. Mr. Behar then provided some insight into the inspiration for the architecture of the project and his desire to develop this City block in a manner consistent with Coral Gables history and responsive to the existing context. Mr. Behar further explained that this version is lower in height and density and more Mediterranean in architecture than a previous iteration of the project which was presented to neighbors in 2019. He went on to explain that the project proposes walkup townhome-like work/live units on the ground floor to create a more active and pedestrian experience at the street level. He also explained that the project provides more landscaped open space than required and includes a green space on the east corner that is open the neighborhood. As to density, he explained that the project proposes 143 residential units and 9 work/live units. Mr. Behar then explained that the parking garage has 210 parking spaces, and units lining the entire garage along Madeira. He then concluded his presentation and opened the floor for questions and comments from the attendees.

Several neighbors had questions regarding the parking spaces in the garage, and the existing street spaces. Those same neighbors were interested in creating a residential parking zone along the street. The neighbors also expressed concern regarding the traffic, including exiting the project, and brought up the possibility of a traffic light or right turn only at LeJeune Road. Mr. Behar and Mr. Garcia-Serra committed to meeting with the City’s Parking Department regarding a residential parking zone along Madeira Avenue. The neighbors also expressed concern about the currently vacant buildings and when demolition would occur. The Developers assured the neighbors that they were working towards getting a demolition permit and would ensure that the vacant sites would be kept clean and secured.

Questions regarding the timeline for the project were addressed by Mr. Sredni who indicated that the project would not be built in phases but instead would be developed all at once beginning with the infrastructure improvements required. He indicated that once the zoning approvals were in place, construction plans would be developed and then construction would

begin. Mr. Sredni expected the total timeline for construction to take approximately two years in total. Construction concerns also led to questions about the closing off Madeira during construction. Mr. Behar explained that it would not happen and there are no plans to close Madeira during construction. The neighbors in the to the north of the Property, who reside in unincorporated Dade-County mentioned concerns regarding shadows cast by the building onto their properties. The team committed to performing a shade study to demonstrate the impact of the 9-story building proposed. In addition, one neighbor in the County's jurisdiction, was concerned about noise emanating from the garage and requested that the garage not have any openings along the rear property line to reduce the noise.

There was one extremely disruptive and disrespectful attendee, who interrupted several times and used foul language, and was asked to leave after others in attendance asked the project team to call security and have him removed. All others in attendance expressed their support or objections in a courteous manner which led to a productive meeting with the project team pledging to address some of the concerns and objections. The formal presentation concluded at approximately 7:25 pm and some neighbors remained to discuss with and ask additional questions of the project team.

	<p>City of Coral Gables Notice of Public Hearing</p>	
<p>Applicant:</p>	<p>Urban 301 Madeira LLC</p>	
<p>Application:</p>	<p>1. Planned Area Development (PAD) 2. Conditional Use Site Plan Review</p>	
<p>Property:</p>	<p>Lots 4 thru 24, Block 1 of Revised Plat of Coral Gables Section K (341, 335, 331, 325, 321, 317, 301 Madeira Avenue)</p>	
<p>Public Hearing- Date/Time/ Location:</p>	<p>Planning & Zoning Board Wednesday, February 9, 2022, starts at 6:00 p.m. City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida, 33134 email: planning@coralgables.com</p>	

PUBLIC NOTICE is hereby given that the City of Coral Gables, Florida, Planning & Zoning Board (PZB) will conduct a Public Hearing on **Wednesday, February 9, 2022 starting at 6:00 p.m.**

The Applicant, Urban 301 Madeira, LLC is requesting a Planned Area Development (PAD) designation and a Conditional Use Site Plan to allow additional density and Floor Area Ratio (FAR) by utilizing the Residential Infill Regulations (RIR) for a residential multi-family project referred to as "301-341 Madeira"

The project is located on the northwest corner of Madeira Avenue and Salzedo Street, zone Multi-Family 2 (MF2) District, within the North Ponce area where Residential Infill Regulations is applicable. The project consists of 9 live-work units on the ground level, 143 residential units on upper levels, with 210 parking spaces onsite. The proposed building height is 9-stories at 100 feet.

The requests require three public hearings, including review and recommendation by the Planning and Zoning Board, and 1st and 2nd Reading before the City Commission.

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.*
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.*

Pursuant to Resolution No. 2021-118, the City of Coral Gables has returned to traditional in-person meetings. Accordingly, any individual wishing to provide sworn testimony shall be present physically in the City Commission Chambers. For more information please visit <https://www.coralgables.com/pzb>

Please forward to other interested parties.

The meeting will also be broadcasted live for members of the public to view on the City's website (www.coralgables.com/cgtv) as well as Channel 77 on Comcast.

Sincerely,

City of Coral Gables, Florida

MIAMI-DADE

STATE OF FLORIDA
COUNTY OF MIAMI-DADE:

Before the undersigned authority personally appeared GUILLERMO GARCIA, who on oath says that he or she is the DIRECTOR OF OPERATIONS, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Miami in Miami-Dade County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

CITY OF CORAL GABLES - PUBLIC HEARING - LOCAL PLANNING AGENCY / PLANNING AND ZONING BOARD - FEB. 9, 2022

in the XXXX Court, was published in said newspaper by print in the issues of and/or by publication on the newspaper's website, if authorized, on

01/27/2022

Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Guillermo Garcia

Sworn to and subscribed before me this 27 day of JANUARY, A.D. 2022

C. Ramin

(SEAL)
GUILLERMO GARCIA personally known to me



**CITY OF CORAL GABLES, FLORIDA
NOTICE OF PUBLIC HEARING
HYBRID MEETING ON ZOOM PLATFORM**

City Public Hearing Dates/Times Local Planning Agency / Planning and Zoning Board
Wednesday, February 9, 2022, 6:00 p.m.

Location City Commission Chamber, City Hall
405 Biltmore Way, Coral Gables, FL 33134

PUBLIC NOTICE is hereby given that the City of Coral Gables, Florida, Local Planning Agency (LPA)/ Planning and Zoning Board (PZB) will conduct Public Hearing on the following:

1. An Ordinance of the City Commission granting approval of proposed amendments to the text of the City of Coral Gables Comprehensive Plan, pursuant to expedited state review procedures (S.163.3184, Florida Statutes) and Zoning Code Article 14, "Process," Section 14-213, "Comprehensive Plan Text and Map Amendments;" to provide that the maximum number of floors in the Comprehensive Plan shall not apply to any Planned Area Development (PAD) upon City Commission approval, and to allow an additional height bonus in return for limiting density for qualifying PADs within the Central Business District (CBD); providing for a severability clause, repealer provision, and providing for an effective date.
2. An Ordinance of the City Commission providing for text amendments to the City of Coral Gables Official Zoning Code, Article 2, "Zoning Districts" Section 2-500 "Planned Area Development," (PAD) to provide that upon City Commission approval, the maximum number of stories in any PAD shall not apply; and to create a "Height Bonus to PAD Minimum Development Standards in the Central Business District (CBD)" providing additional height with a limit of density for qualifying properties upon City Commission approval; providing for severability clause, repealer provision, codification, and providing for an effective date.
3. An Ordinance of the City Commission of Coral Gables, Florida providing for a text amendment to the City of Coral Gables official Zoning Code amending Article 14, "Process", Section 14-200, "Procedures", Section 14-202, "General Development Review Procedures", Section 14-202.9, "Certificate of Use", to provide the City Manager or designee with authority to deny, suspend, or revoke a certificate of use under specific circumstances; providing for severability, repealer, codification, and an effective date.

city of Coral Gables

4. An Ordinance of the City Commission of Coral Gables, Florida, providing for text amendments to the City of Coral Gables Official Zoning Code, Article 5, "Architecture," Section 5-200, "Mediterranean Standards;" to limit the Mediterranean Bonus program to Coral Gables Mediterranean Architectural Style and expand the Board of Architects review process to include an optional conceptual review; providing for severability, repealer, codification, and for an effective date.
5. An Ordinance of the City Commission of Coral Gables, Florida providing for a text amendment to the City of Coral Gables Official Zoning Code by amending Article 14, "Process," Section 14-103.2, "Membership; Terms; Vacancies; Removal," to allow a certain percentage of the Board of Architects members to not be residents or have their principal place of business in the City of Coral Gables; providing for severability, repealer codification, and an effective date.
6. An Ordinance of the City Commission of Coral Gables, Florida providing for a text amendment to Article 14 "Process," Section 14-214 "Protection of Landowners' Rights; Relief from Inordinate Burdens" of the City of Coral Gables Official Zoning Code to clarify procedures to resolve disputes and provide relief from the application of the Zoning Code, including the granting of variances; providing for severability, repealer, codification, and an effective date.
7. 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.
8. 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.
9. 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.
10. 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.

The Planning and Zoning Board will be holding its regular board meeting on Wednesday, February 9, 2022, commencing at 6:00 p.m. Pursuant to Resolution No. 2021-118, the City of Coral Gables has returned to traditional in-person meetings. Accordingly, any individual wishing to provide sworn testimony shall be present physically in the City Commission Chambers. However, the City Commission has established the ability for the public to provide comments (non-sworn and without evidentiary value) virtually. Accordingly, only individuals who wishes to provide public comment in this format, may appear and provide those comments via Zoom.

Members of the public may join the meeting via Zoom at (<https://zoom.us/j/83788709513>). In addition, a dedicated phone line will be available so that any individual who does not wish (or is unable) to use Zoom may listen to and participate in the meeting by dialing: (305) 461-6769 Meeting ID: 837 8870 9513. The public may comment on an item using the City's E-Comment function which may be found on the City's website at: (www.coralgables.com/pzb) once the meeting's agenda is published, or by sending an email to planning@coralgables.com prior to the meeting.

The meeting will also be broadcasted live for members of the public to view on the City's website (www.coralgables.com/cqtv) as well as Channel 77 on Comcast.

Sincerely,
Ramon Trias
Assistant Director of Planning and Zoning
City of Coral Gables, Florida
1/27

22-70/0000575952M

From: Gina Lopez <ginalopez1197@gmail.com>
Sent: Monday, January 31, 2022 8:09 PM
To: Planning
Subject: 301 Madeira

CAUTION: External email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

I'm a Coral Gables resident for pretty much all my life . I am 53 years old and live on Minorca Ave.

I heard about the enormous building on 301 Madeira and I'm completely opposed to such out of scale construction in the Gables. Especially in places where there are small historic homes. I will assist the hearing in Feb.9.

Thank you .

Best Regards,

Gina

From: Teresa <teresaencalada@yahoo.com>
Sent: Wednesday, February 2, 2022 7:41 PM
To: Planning
Subject: 301 Madeira

CAUTION: External email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am a resident at 326 Menores. My house is a 1926 Mediterranean villa. My husband and I have gone to great lengths to maintain our home and garden in the traditional Mediterranean style as was intended by the architect. We love Coral Gables for the simple fact that the neighborhood has maintained its Mediterranean roots for nearly 100 years. The traditional Spanish vibe of the neighborhood is the reason residents live here. If we wanted to live surrounded by large condos we would buy homes in Brickell, Miami Beach or the Grove. Please send 301 Madeira back to the drawing board - to redesign the building in a true Mediterranean design.

Best
Teresa Encalada
786-385-8138

Sent from my iPhone

From: GUILLERMO VIDAURRETA <gvidaurreta@aol.com>
Sent: Saturday, January 29, 2022 5:45 PM
To: Planning
Subject: 301 Madeira Massive New Building

CAUTION: External email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am a Coral Gables resident, I'm not opposed to new development, but this massive structure is completely out of scale for such a small street as Madeira, it is my opinion that this building needs to be scaled down, to blend with the surrounding.

I am opposed to this large development.

Guillermo Vidaurreta
GV Builders Inc
305-793-5153

From: andre raszynski <araszynski@att.net>
Sent: Monday, January 31, 2022 5:50 PM
To: Planning
Subject: 301 Medera project

CAUTION: External email. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please do not approve this monster project.
Huge impact on neighbors, traffic, property values, and noise. Way too tall.

Wrong architectural style.

Andre Raszynski
2000 Salzedo St,
Apt 518
Coral Gables, 33134

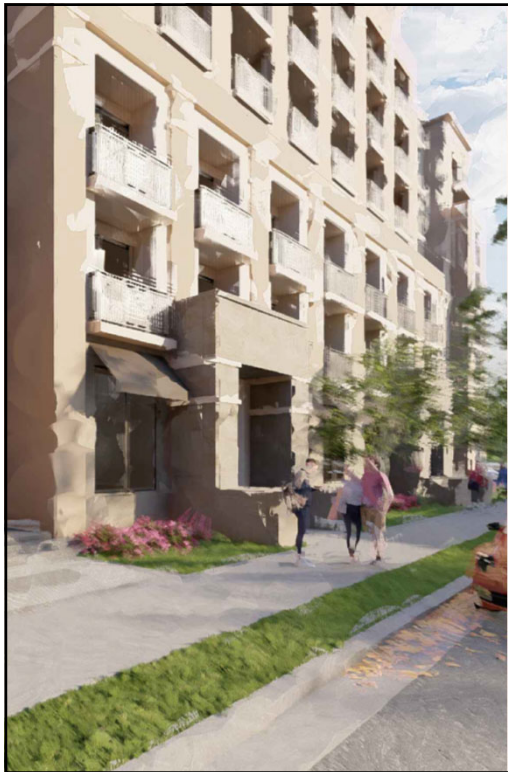
Feb. 3,

To: The Planning & Zoning Board
Re: 301 Madeira Ave

I respectfully request that the board rejects the plans for 301 Madeira. The project is much too large for a quiet residential street and neighborhood. There are too many units in the proposal and it will have an adverse impact on Madeira, Salzedo and LeJeune. The building is too tall and its design is not correct for the City of Coral Gables. It should be in the Mediterranean Style.

Yours Truly,

Please print it! [Signature]




301 Madeira

341, 335, 331, 325, 321, 317,
AND 301 MADEIRA

PLANNED AREA DEVELOPMENT (PAD)
CONDITIONAL USE SITE PLAN

PLANNING & ZONING BOARD
FEBRUARY 9, 2022



1

LOCATION



LEJEUNE ROAD

MADEIRA

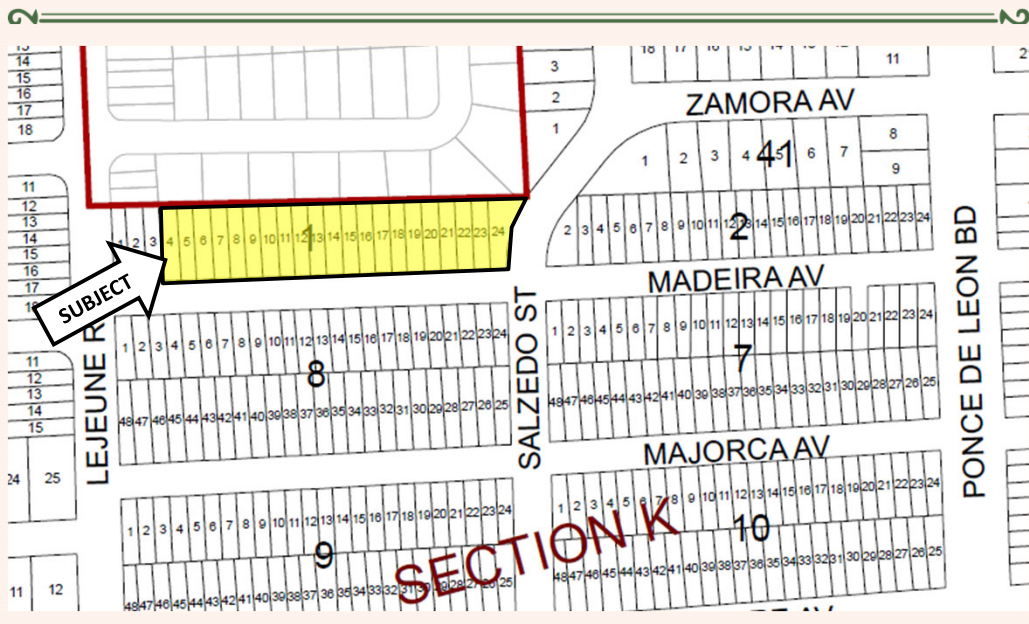
SALZEDO

PONCE DE LEON BOULEVARD

2

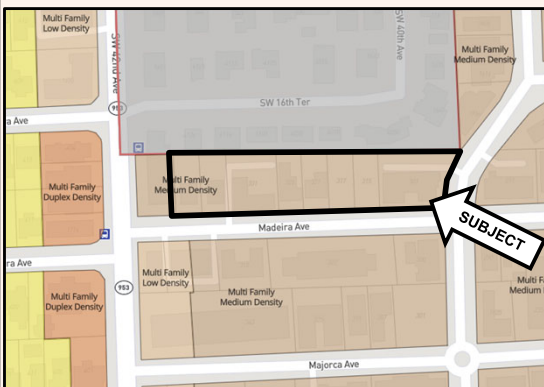
2

LOCATION

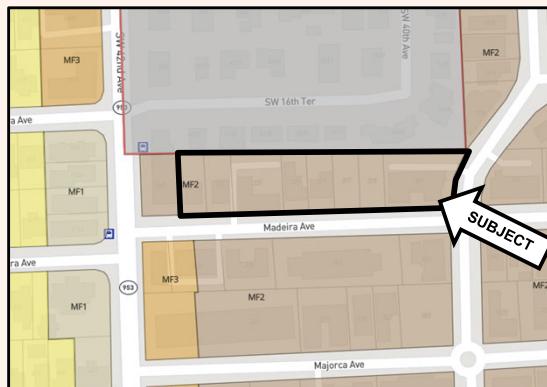


3

CURRENT LAND USE AND ZONING



RESIDENTIAL MULTI-FAMILY MEDIUM DENSITY



M2 - MULTI-FAMILY 2 DISTRICT

4

REQUESTS:

1. PLANNED AREA DEVELOPMENT (PAD)
2. CONDITIONAL USE SITE PLAN REVIEW

5

5

REQUEST 1:

PLANNED AREA DEVELOPMENT (PAD)

6

6

“301-341 MADEIRA”

**HIGH
QUALITY
STREET
DESIGN**



**COMMUNITY
PARK**

7

7

“301-341 MADEIRA”

	ALLOWED/REQUIRED	PROPOSED
LOT AREA	1 ACRE FOR PAD	1.43 ACRES
OPEN SPACE	20% (PAD), 25% (MF2)	15,942 SQFT (25.5%)
DENSITY	100 U/A OR 143 UNITS	100 U/A OR 143 UNITS, AND 9 LIVE/WORK UNITS
HEIGHT	100'	100'
FLOOR AREA RATIO (FAR)	2.5 FAR (161,185 SQ. FT.)	2.5 FAR (156,183 SQ. FT.)
FRONT SETBACK	10'	10', AND 5' FOR COVERED STOOPS
FRONT UPPER FLOOR STEPBACK	10' ABOVE 45'	3'-2" ABOVE 45'
PARKING SPACES	209	210
BICYCLE PARKING	36	40

8

“301-341 MADEIRA”



PLANNED AREA DEVELOPMENT (PAD)
ADDITIONAL PUBLIC BENEFITS:

- High-quality residential units
- Community Park

9

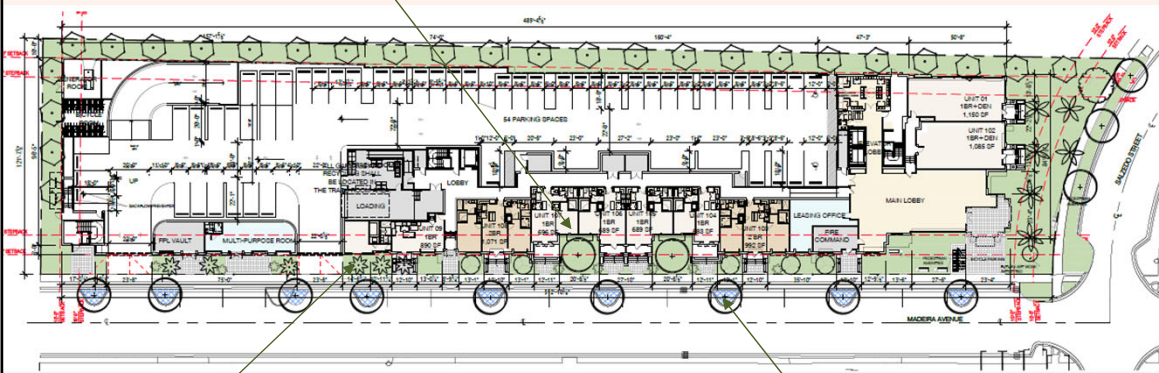
REQUEST 2:
CONDITIONAL USE
SITE PLAN REVIEW

10

10

"301-341 MADEIRA"

9 LIVE/WORK UNITS, WITH
143 APARTMENT UNITS ABOVE



15,942 SQFT
OPEN SPACE (25.5%)

IMPROVED MADEIRA
STREETScape

SITE PLAN

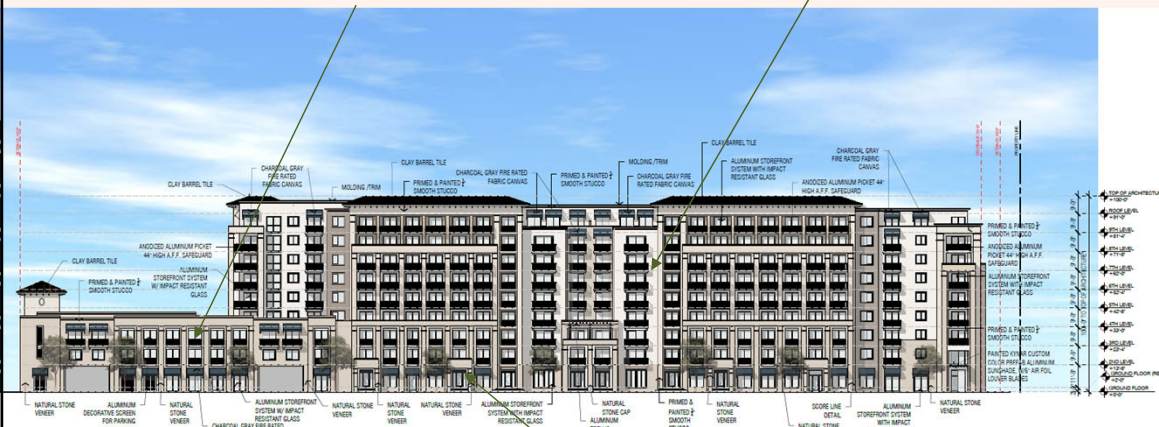
11

11

"301-341 MADEIRA"

210 PARKING SPACES
BEHIND RESIDENTIAL UNITS

143 MULTI-FAMILY UNITS



9 LIVE/WORK UNITS

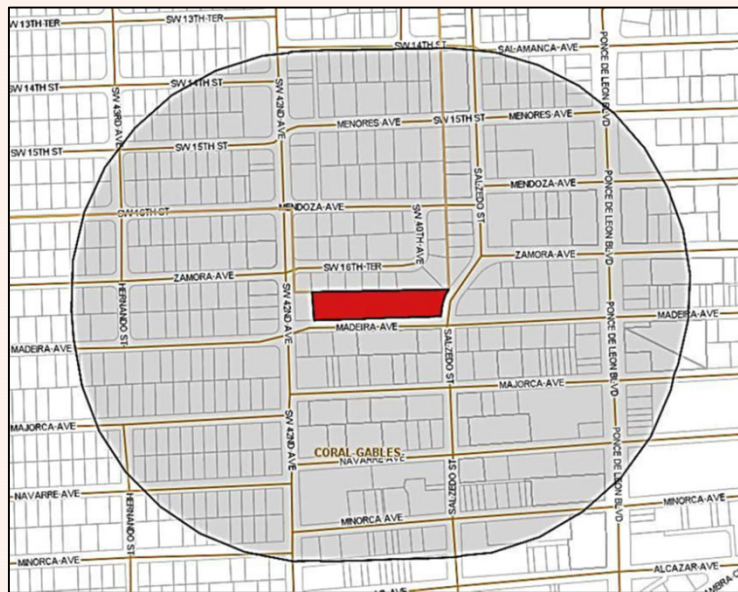
12

12

REVIEW TIMELINE

1	BOARD OF ARCHITECTS: 12.16.21
2	NEIGHBORHOOD MEETING: 01.26.22
3	PLANNING AND ZONING BOARD: 02.09.22
4	CITY COMMISSION: TBD

LETTERS TO PROPERTY OWNERS (1,000 FT)



PUBLIC NOTIFICATION	
2 TIMES	LETTERS TO PROPERTY OWNERS NEIGHBORHOOD MEETING, PZB
2 TIMES	PROPERTY POSTING BOA, PZB
2 TIMES	WEBSITE POSTING BOA, PZB
1 TIME	NEWSPAPER ADVERTISEMENT PZB

15

COMPREHENSIVE PLAN CONSISTENCY

STAFF’S DETERMINATION IS THAT THIS APPLICATION IS **CONSISTENT** WITH THE COMPREHENSIVE PLAN GOALS, OBJECTIVES AND POLICIES.

16

STAFF RECOMMENDATIONS

STAFF RECOMMENDATION:

STAFF RECOMMENDS APPROVAL, WITH CONDITIONS.

THE APPLICATION COMPLIES WITH THE FINDINGS OF FACT.

THE STANDARDS FOR APPROVAL ARE SATISFIED, SUBJECT TO CONDITIONS OF APPROVAL.

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CONDITIONS OF APPROVAL

PRIOR TO CITY COMMISSION FIRST READING:

- Remove 4 covered stoops or reduce width to 5 feet, to comply with the setback requirements on Madeira;
- Remove or further step back the upper floor terraces to comply with the stepback requirements on Madeira;
- Coordinate drawings and information provided in Submittal; and
- Update FAR Diagrams sheet.

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CONDITIONS OF APPROVAL



- Streetscape enhancements to both sides of Madeira to include wider sidewalks, street trees and additional landscape
- Construction staging to leave Madeira and Salzedo open to vehicular and pedestrian traffic
- Underground of utilities on Salzedo
- Traffic monitoring for 3 years

Additional Conditions of Approval are listed in the Staff Report and Recommendation

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301 Madeira



341, 335, 331, 325, 321, 317,
AND 301 MADEIRA

PLANNED AREA DEVELOPMENT (PAD)
CONDITIONAL USE SITE PLAN

PLANNING & ZONING BOARD
FEBRUARY 9, 2022



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