



# City of Coral Gables Planning and Zoning Staff Report

**Property:** **33 Alhambra (20 and 42 Navarre Avenue, 33, 43 and 47 Alhambra Circle and 2001 Galiano Street)**

**Applicant:** 33 Alhambra Propco, LLC

**Application:** Conditional Use Review for Mixed-Use Site Plan

**Public Hearing:** Planning and Zoning Board / Local Planning Agency

**Date & Time:** **September 11, 2024; 6:00 – 9:00 p.m.**

**Location:** City Commission Chambers, City Hall,  
405 Biltmore Way, Coral Gables, Florida 33134

## 1. APPLICATION REQUEST

The application request is for Conditional Use Review for Mixed-Use Site Plan for a Mixed-use project referred to as “33 Alhambra” located at 33 Alhambra Circle.

*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.*

An application for conditional use review requires review and recommendation by the Planning and Zoning Board at one (1) public hearing, and consideration by the City Commission at one (1) public hearing (Resolution format).

## 2. APPLICATION SUMMARY

An application has been submitted by Mario Garcia-Serra, Esq. on behalf of 33 Alhambra Propco, LLC for Conditional Use Review for 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 (2) story CBS structure is located on Lot 2 (42 Navarre Avenue), and six other one- and two-story CBS structures also currently exist on the site. All existing structures other than the historically designated building located on Lot 2 would be demolished to allow for the construction of the mixed-use project. It is proposed that the historic building be incorporated within the project for commercial use.

The project includes:

1. Approximately 1.12 acre site

2. Total project area of 170,694 square feet
3. Maximum habitable building height of 97'
4. 78 residential units, including 17 one-bedroom units, 33 two-bedroom units, and 28 three-bedroom units
5. 146 parking spaces
6. 31,269 sf square feet of commercial area
7. 11,351 square feet of ground-floor open space
8. Streetscape improvement: street trees and bike trails along Alhambra Circle, and street trees along Minorca, Galiano, and Navarre
9. Adaptive reuse of historic building fronting Navarre Avenue
10. Paseos and Arcades connecting to all street frontages

### **Prior Project and Community Vision**

The subject property is zoned as Mixed Use 2 and has a current land use designation of Commercial Mid-Rise Intensity, which were adopted by the City Commission in 2017. The former ownership first submitted a Development Review Committee (DRC) application to change the Future Land Use from the previous designation of Multi-Family Medium Density (maximum height of 97' and maximum density of 50 units/acre) to Commercial High-Rise Intensity (maximum height of 190' and unlimited density) for this site.

The prior application submitted by the former ownership contributed to a community discussion over the future of the North Ponce area, including the transitional area between the Central Business District (CBD) and the multi-family North Ponce neighborhood. Multiple community meetings were held, including City Commission discussions, the Community Visioning Workshop 2015, and a summary report with recommendations.

As a result of the community discussion over the future of this area, the former ownership revised their requests for this site, which was approved by the City Commission in 2017 with the Zoning change and mixed-use site plan. However, the mixed-use site plan has since expired, and the site has been recently sold to the current ownership.

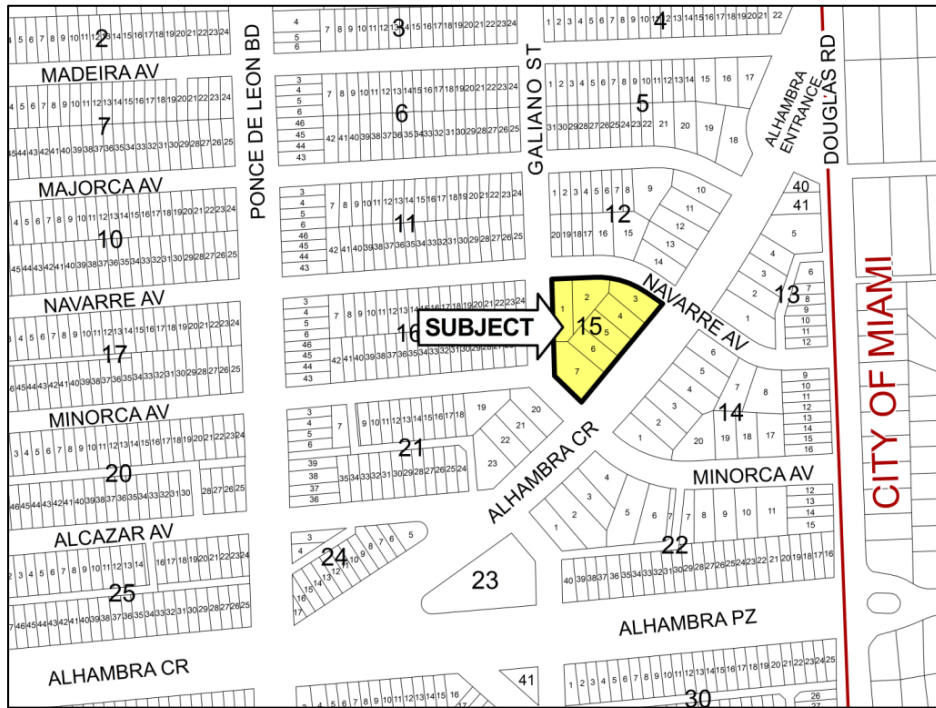
### **Project Location**

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 (2) and four (4) story apartment buildings surround the property on the north and east, and a three (3) 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 subject property occupies an entire block and is bounded to the north by Navarre Avenue and the Central Business District boundary, to the south and west by Galiano Street, and to the southeast by Alhambra Circle. The property is legally described as Block 15, Coral Gables Section "L", Coral Gables, Florida, as shown in the following location map and aerial:

Block, Lot and Section Location Map



Aerial



**Site Data and Surrounding Uses**

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

*Existing Property Designations*

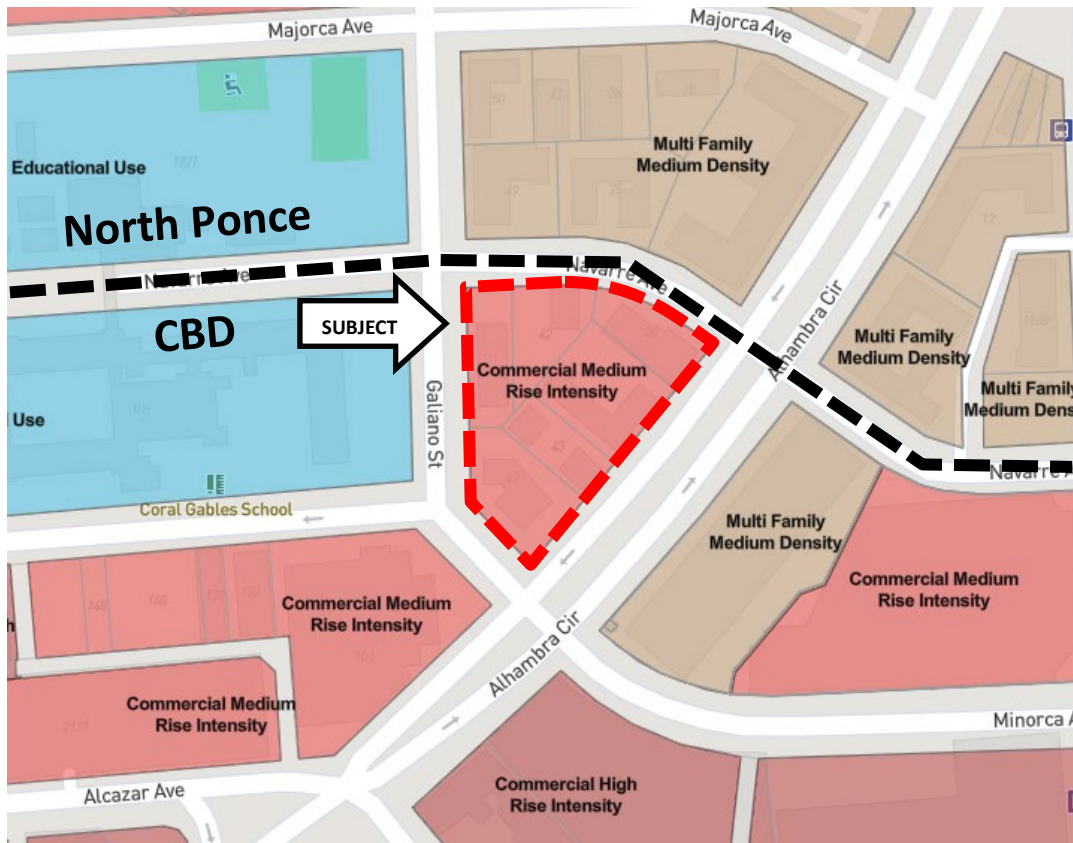
Comprehensive Plan Map designation	Commercial Mid-Rise Intensity
Zoning Map designation	Mixed-Use 2 (MX2)
Coral Gables Redevelopment Infill District	Yes

*Surrounding Land Uses*

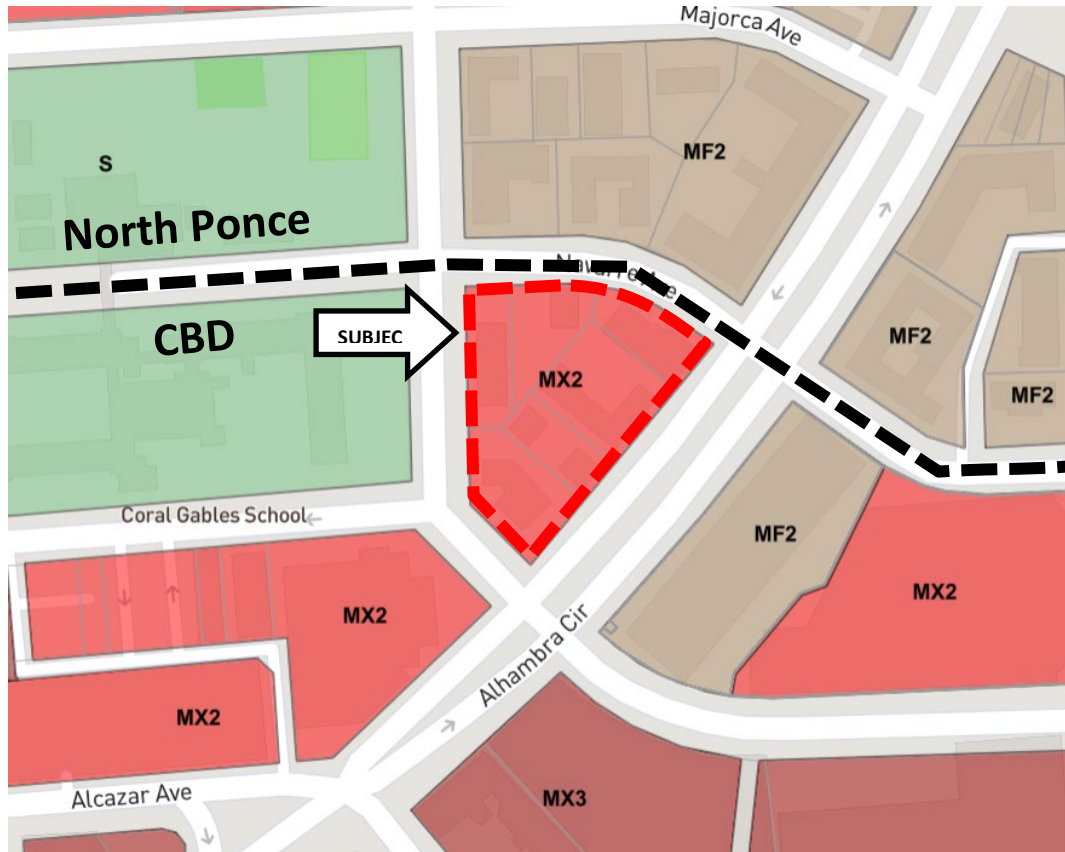
LOCATION	EXISTING LAND USES	CP DESIGNATIONS	ZONING DESIGNATIONS
North	Multi-Family buildings	Multi-Family Medium Density	MF-2
South	Multi-Family (Villa Alhambra Condominium) / Commercial	Multi-Family Medium Density / Commercial Mid-Rise Intensity	MF-2 / MX-2
East	Multi-Family (Colonial Villas Condominium)	Multi-Family Medium Density	MF-2
West	Coral Gables Preparatory	Educational Use	Special Use

The property’s existing land use and zoning designations, as illustrated in the following maps:

**Existing Land Use Map**



**Existing Zoning Map**



**3. PROPOSED MIXED USE SITE PLAN**

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 encourage the construction of residential mixed-use projects that support a pedestrian-friendly environment within urban areas of Coral Gables.

*Site Plan Information:*

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%)



Type	Allowed/Required	Proposed
<b>Parking</b>		
<i>Residential Units</i>		
1BR, 17 units @1/unit	17 spaces	
2BR, 33 units @1.75/unit	57.75 spaces	
3BR, 28 units @2.25/unit	63 spaces	
Office @ 1 space/300	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)

Setbacks	Permitted/Required	Proposed
<i>Primary street frontages Alhambra Circle</i>	0 ft. 10 ft above 45 ft	0 feet 10 ft above 45 feet
<i>Side street (North) (Navarre Avenue)</i>	0 ft. 10 ft above 45 ft	0 feet 10 ft above 45 feet
<i>Side street (South) (Minorca Avenue)</i>	0 ft. 10 ft above 45 ft	0 feet 10 ft above 45 feet

**Findings of Fact – Mixed-Use Site Plan**

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 Section 14-203, “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 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 mixed-use project containing 78 residential units, ground floor retail and restaurant, approximately 13,000 square feet of office space, adaptive reuse of historic building, a private park/plaza area, and 146 parking spaces. 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, such as extending the curb to allow street trees and landscape on all abutting streets, including

Alhambra Circle, and reducing the vehicular entry/exit/loading area to prioritize pedestrians.

A Conditional Use site plan review must comply with Zoning Code Section 14-203.8, “Standards for Review” as follows:

STANDARD	STAFF EVALUATION
<p>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.</p>	<p><b>Yes.</b> The Application for Mixed Use Site Plan review 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 mix of uses, landscaped open space, pedestrian-friendly environment, and protection of historic resources from redevelopment. Policy MOB-1.1.5 states to improve pedestrian crossing with bulbouts and bicycle paths, and FLU-1.4.3 encourages the sensitive reuse of historic resources.</p>
<p>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.</p>	<p><b>Yes.</b> The proposed mixed-use project is permitted in the zoning district of Mixed-Use. The subject property is located on the northern edge of downtown, just north of the large office/corporate street of Alhambra Circle/Plaza. The proposed residential uses above commercial and office provide a compatible transition between the cooperate offices of Alhambra Plaza and the multi-family uses of North Ponce, the neighborhood to the north.</p>
<p>3. The proposed conditional use does not conflict with the needs and character of the neighborhood and the City.</p>	<p><b>Yes.</b> Redevelopment of the subject block to a mixed-use project includes ground floor commercial on Alhambra Circle adjacent to other ground floor retail in downtown. The preservation of a unique historic structure on Navarre will be the only use facing the multi-family buildings of North Ponce, which adds to the character of that neighborhood. Staff’s recommended condition of the additional landscaped bumpouts at the street intersections meets the need for street trees and walkability in one of the densest neighborhoods in the city.</p>
<p>4. The proposed conditional use will not adversely or unreasonably affect the use of other property in the area.</p>	<p><b>Yes.</b> The Applicant’s proposal of a mixed-use building is consistent with the underlying Mixed-Use zoning designation. It will not adversely or unreasonably affect the use of other mixed-use buildings on Alhambra Circle and downtown, nor the multi-family buildings on Navarre. The proposed adaptive reuse of the historic building on Navarre provides a similar scale and physical character to the existing apartment buildings on Navarre. Similarly, the private park provides a buffer to lessen any impacts in the multi-family neighborhood and will be consistent with the landscape vision for the conservation district. Staff’s recommended condition of the additional landscaped bumpouts at the street intersections will further encourage neighbors to safely walk in the area.</p>

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	<b>Yes.</b> The proposed mixed-use project is a compatible use with both the existing mixed-use and commercial buildings on Alhambra Circle and downtown, as well as the multi-family buildings in the North Ponce neighborhood. The proposed project includes a buffer in the form of a renovated historic building and a private park between the mixed-use buildings of downtown and multi-family buildings. Staff’s recommended conditions of approval to provide landscaped bumpouts at the intersections to further integrate the new development within the existing neighborhood.
6. The parcel proposed for development is adequate in size and shape to accommodate all development features.	<b>Yes.</b> The subject property comprises the entire block. It is 48,770 square feet (1.12 acres) in size which accommodates all development features.
7. The nature of the proposed development is not detrimental to the health, safety and general welfare of the community.	<b>Yes.</b> The proposed project is consistent with the stated goals and objectives for mixed use redevelopment in the downtown area. The redevelopment of this property as a mixed-use project fulfills the objective of the City to attract retail, restaurants, and residential developments to the area and to create a pedestrian oriented urban environment. Staff’s recommended condition of the additional landscaped bumpouts at the street intersections will add needed trees and pedestrian safety.
8. The design of the proposed driveways, circulation patterns and parking is well defined to promote vehicular and pedestrian circulation.	<b>Yes.</b> All vehicular parking for the project is located within the confines of the building to be accessed from Navarre. Service access and areas are recessed from the sidewalk. Arcades and pedestrian paseos are provided to encourage and facilitate pedestrian circulation through and around the project site and surrounding district. Staff’s recommended conditions of approval include the requirement for a level and continuous sidewalk through these driveways to prioritize pedestrian circulation, as well as providing landscaped bumpouts on both sides of the intersections to aide in the pedestrian circulation and safety. The recommended raised crosswalk will also promote pedestrian safety near the elementary school.
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.	<b>Yes.</b> The proposed project was reviewed by the Public Works Department and meets concurrency and does not adversely burden public facilities.  Furthermore, a Trip Generation Analysis was done by Kimley Horn & Associates and accepted by the Public Works Department to not warrant a traffic impact study. It is provided in the Applicant’s submittal.  Additionally, certain conditions of approval are recommended to ensure the project meets required infrastructure.



*Traffic Study*

The subject site is within the Gables Redevelopment Infill District (GRID). The City’s GRID allows development within its boundaries to move forward regardless of a roadway’s level of service (LOS). However, the City does require an independent Traffic-Impact Study (TIS) whenever a proposed development will generate 50 or more added (new) peak hour two-way trips to or from the site during the adjacent roadway's peak hours or the development's peak hours.

A Trip Generation Analysis was completed by Kimley Horn & Associates that analyzes the expected number of trips from the proposed uses. The report shows that the proposed redevelopment is expected to result in 35 net new trips during the A.M. peak hour and 48 net new trips during the P.M. peak hour. The trip generation analysis concluded that the proposed mixed-use and low-density development program does not warrant a Traffic Impact Study due to the minimal increase of projected trips the proposed uses will generate.

*Art in Public Places Program*

The Applicant is required to satisfy the City’s Art in Public Places program by either providing public art on site or providing a contribution to the Art in Public Places Fund. The Applicant proposes to provide contribution to the Art in Public Places Fund in compliance with Zoning Code regulations.

*Off-site improvements and Undergrounding of Overhead Utilities.*

The provisions in Zoning Code for Mixed-Use Districts require that all utilities shall be installed underground pursuant to the direction of the Public Works Department. In accordance with that requirement, all utilities within the public right-of-way adjoining the project site will be installed underground. To assist in a cohesive undergrounding of all utilities, in furtherance of satisfying Zoning Code Article 2 “Zoning Districts,” and Article 14, “Conditional Uses,” Section 14-203, “Standards for review,” the Applicant is required to underground all existing overhead utilities, including those on both sides of Galiano.

Mixed-use developments are required by the Zoning Code to fund, install, and maintain all public realm improvements required up to the centerline of all contiguous public rights-of-way, including landscaping, paving, signage, street furniture, and right-of-way improvements, in addition to the undergrounding of the overhead utilities. As illustrated in the proposed site plan, the applicant is proposing to implement the street tree and bike trail design on Alhambra Circle as presented by the City to the North Ponce residents in 2016 during the visioning efforts, which is now a future City capital improvement project. Also, to encourage consistent and cohesive street design, Staff is recommending that street trees be placed within bumpouts on both sides of the intersections of Navarre and Minorca.

**4. REVIEW TIMELINE AND PUBLIC NOTIFICATION AND COMMENTS**

**City Review Timeline**

The submitted applications have undergone the following City reviews:

TYPE OF REVIEW	DATE
Development Review Committee	05.31.24
Board of Architects (Preliminary Design and Mediterranean Architecture)	08.01.24
Planning and Zoning Board	09.11.24
School Community Relations Committee	09.20.24
City Commission	TBD

STAFF REVIEW				
Department	DRC 05.31.24	Board of Architects 08.01.24	Staff Meeting 08.15.24	Comments Provided?
Historical Resources and Cultural Arts	x		x	Yes
Parking	x		x	Yes
Public Works - Landscape	x		x	Yes
Concurrency	x			Yes
Police	x			Yes
Fire	x			Yes
Public Works	x		x	Yes
Zoning	x		x	Yes
Board of Architects	x	x		Yes
Planning	x		x	Yes
Building	x			Yes
Economic Development	x			Yes

**Public Notification and Comments**

The Applicant held the mandatory neighborhood meeting on July 29 and August 27, 2024 with notification to all property owners. A summary of the meeting is provided with the Applicant’s submittal in Attachment C.

The Zoning Code requires that a mailed notification be provided to all property owners within 1,000 feet of the property. The notification was sent on August 28, 2024. 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. Approximately 1,803 notices were mailed. A copy of the legal advertisement and courtesy notice are provided as Attachment B. A map of the notice radius is provided below.

Mailed Notification Radius Map



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

*Public Notice*

TYPE	DATE
Applicant neighborhood meeting	07.29.24
Legal advertisement	08.26.24
Applicant neighborhood meeting	08.27.24
Mailed notification	08.28.24
Sign posting of property	08.28.24
Posted Staff report on City web page	09.06.24

**5. Staff Recommendation.**

The Planning Division based upon the complete Findings of Fact contained within this Report recommends **Approval, with conditions.**

**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. Additional conditions of approval may be added to this list prior to Commission review.

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

- Update Floor Area Ratio (FAR) Diagrams sheet and associated sheets; and
  - Reduce vehicular entry/exit/loading area to shorten pedestrian crossing distance.
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 to PZB prepared by Gunster and Bellin Pratt & Fuentes Architects to include:
      - i. Maximum building height shall not to exceed 97'-0" feet.
      - ii. 3.5 FAR (170,694 sq. ft.)
      - iii. 78 multi-family units
      - iv. 146 parking spaces
      - v. 11,351sq. ft. (23.27%) open space
    - b. All representations proffered by the Applicant's representatives as a part of the review of the Application at public hearings.
  2. **Restrictive covenant.** After 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 applying for a Building Permit,** the Applicant shall provide the sewer flow calculations to the Public Works Department prior to applying for the Building Permit.
  4. **Prior to the 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. **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 9-103(B).
    - c. **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.

- d. **Signage.** Provide a Signage Master Plan indicating code compliant size and location of all proposed exterior signage.
- e. **Parking Garage Design.** All parking garage openings shall be screened so that interior lights and car headlights are not visible from surrounding properties and rights-of-way.
- f. **Ground Floor Design.** The ground floor of all sides of all buildings, including the Pedestrian paseo, shall continue to be designed to optimize pedestrian activity and access.
- g. **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 circulation along Alhambra Circle with sidewalks to remain open throughout construction. Construction staging shall also avoid any conflicts with Gables Prep pick-up and drop-off.
- h. **Traffic Calming Improvements.** Prior to issuance of the first City permit for vertical construction, all proposed traffic flow modifications including street design, asphalt reduction, landscape, bike trail, and crosswalk(s) on Blocks 15 and 21 facing Alhambra Circle, temporary pavement markings on remaining blocks facing Alhambra Circle, landscaped bumpouts on both sides of the three intersections of Navarre and Minorca, crosswalk across Alhambra Circle at Minorca, and raised crosswalk across Minorca shall require “dry-run” approval of Miami-Dade County and the City.
- i. **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.
- j. **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.
- k. **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.
- l. **Bond for Offsite Improvements.** Provide to the City a surety bond, or other form of security deemed acceptable by the City, in the amount of 100% of the estimated total hard and soft cost of all Offsite Improvements as determined by the Public Works Director.
- m. **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.
- n. **Underground utilities.** Applicant shall provide all necessary plans and documents to underground all utilities along all public rights-of-way surrounding and adjacent to project

- boundary, including overhead utilities on Galiano to the north side of Navarre, including existing adjacent lamp posts, subject to review and approval by the Directors of Public Works, Landscape Services and Planning and Zoning, and subject to the approval of same by applicable utilities.
- o. **Electric Vehicle Charging.** Applicant shall provide a minimum of five percent (5%) of the required off-street parking spaces to be equipped with an electric vehicle (EV) charging station. Additionally, fifteen percent (15%) of the required off-street parking spaces shall “EV-Ready,” and twenty percent (20%) shall be “EV-Capable.” The remaining parking spaces shall have sleeving to allow for future installation of EV charging infrastructure.
  - p. **Park/Plaza design.** The design of the open space at the corner of Navarre and Galiano shall be consistent with the landscape provisions of the adjacent multi-family buildings within the North Ponce Neighborhood Conservation District. Any perimeter benches shall incorporate similar design elements/materials of the existing historic wall/fence.
5. **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 utilities along all public rights-of-way surrounding and adjacent project boundary, including overhead utilities on Galiano to the north side of Navarre, including existing adjacent lamp posts, subject to review and approval by the Directors of Public Works, Landscape Services and Planning and Zoning, and subject to the approval of same by applicable utilities.
  - c. **Utility Upgrades.** Water and Sewer system upgrades and all associated right-of-way improvements may be required 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 pedestrian paths and crosswalks shall comply with the City’s Bicycle Pedestrian Master Plan, to be reviewed and approved by the Public Works and Planning Directors. All driveways shall be designed with a flare-style curb cut with a continuous and level sidewalk through each driveway. Proposed crosswalk(s) across Alhambra Circle at Minorca and across Minorca at Galiano shall be studied and approved by Miami-Dade County to increase pedestrian safety with complete installation.
  - f. **Right-of-way and public realm improvements.** Install all right-of-way improvements and all landscaping, public realm and streetscape improvements identified on the Applicant’s approved plans, including the crosswalk(s) across and the bike trails on Alhambra Circle, landscaped bumpouts on both sides of the three intersections of Navarre and Minorca, and raised crosswalk across Minorca, 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 via the permitting process shall be subject to review and approval by Directors of Public Works, Landscape Services, Planning and Zoning, and Parking.



- g. **Publicly Accessible Easement.** Execute and record a Publicly Accessible Easement Agreement between the City and the Owner for the pedestrian pass-through portion of the paseo and for the arcades. The Easement Agreement shall include the following:
  - i. Paseos and arcades shall be accessible at all times. Fencing or enclosures of any kind are prohibited on the paseos.
  - ii. All open spaces and any associated furniture and amenities shall be maintained by the applicant or their successor in perpetuity, at a standard comparable to City parks such as Ingraham Park or Merrick Park.

**6. 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.
- c. **Nighttime Uses.** Loading area shall comply with Section 3-415 of the Zoning Code, including no patron or customer access between the hours of 8:00 PM and 6:00 AM; no deliveries between the hours of 8:00 PM and 6:00 AM; and signage shall not be illuminated between the hours of 10:00 PM and 6:00 AM.
- d. **Ground floor retail.** The Applicant shall use good faith, commercially reasonable efforts to cause at least 75% of the gross leasable area of the ground floor retail/commercial space to be leased to tenants under executed leases within one (1) year after issuance of the last temporary certificate of occupancy or certificate of completion.

**ATTACHMENTS**


- A. Applicant's submittal package.
- B. Notice mailed to all property owners within 1,000 feet and legal ad.
- C. Summaries and Invitations of Neighborhood Meetings.
- D. PowerPoint Presentation.

Please visit the City's webpage at [www.coralgables.com](http://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,



Jennifer Garcia, AICP, CNU-A  
Planning Official  
City of Coral Gables, Florida

	<h2 style="text-align: center;">City of Coral Gables Public Hearing Notice</h2>	
<b>Applicant:</b>	<b>33 Alhambra Propco, LLC</b>	
<b>Application:</b>	<b>Mixed-Use Site Plan</b>	
<b>Property:</b>	<b>33, 43 and 47 Alhambra Circle, 2001 Galiano Street, 42 and 20 Navarre Avenue</b>	
<b>Public Hearing - Date/Time/ Location:</b>	<b>PLANNING &amp; ZONING BOARD</b> <b>Wednesday, September 11, 2024, 6:00 p.m.</b> City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida, 33134 e-comments: <a href="http://www.CoralGables.GranicusIdeas.com/meetings">www.CoralGables.GranicusIdeas.com/meetings</a>	

**PUBLIC NOTICE** is hereby given that the City of Coral Gables, Florida, Planning and Zoning Board will conduct a Public Hearing on **Wednesday, September 11, 2024** on the following application at the Coral Gables City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida.

An application has been submitted by Mr. Mario Garcia-Serra on behalf of 33 Alhambra Propco, LLC for a mixed-use project located at the addresses listed above. The project includes 17 one-bedroom units, 33 two-bedroom units, and 28 three-bedroom units. The total number of parking spaces proposed is 146 spaces. Approximately 31,269 square feet of commercial space is proposed, as well as 11,351 square feet of open space. The project also includes the preservation and adaptive re-use of the historic building located at 42 Navarre. The proposed building is 97 feet tall and 8 stories high. The requests require review and recommendation by the Planning and Zoning Board at one (1) public hearing, and consideration by the City Commission at one (1) public hearing (Resolution format).

*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.*

Additional information may be found at [www.coralgables.com](http://www.coralgables.com). Please forward to other interested parties.

The meeting will also be held via Zoom at [www.zoom.us/j/83788709513](http://www.zoom.us/j/83788709513). A dedicated phone line will also be available by dialing: (305) 461-6769, Meeting ID: 837 8870 9513.

The public may also provide any comments by sending an email to [planning@coralgables.com](mailto:planning@coralgables.com) prior to the meeting.

Sign up to receive future public notices via email at <https://shorturl.at/N3X6w>.

Sincerely,

*City of Coral Gables, Florida*

**COMMUNITY NEWSPAPERS**  
PUBLISHED MONDAY  
MIAMI, MIAMI-DADE, FLORIDA

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE:

Before the undersigned authority personally appeared **GEORGIA GRIFFIN** who on oath says she is **OFFICE MANAGER** of Legal Advertising of Community Newspapers, published Monday at Miami-Dade, Florida; that the attached copy of advertisement, published on the publicly accessible website of Miami-Dade County, Florida and/or in a newspaper in print, being a Legal Advertisement of Notice in the Matter of

NOTICE OF PUBLIC HEARING  
The City of Coral Gables, Florida  
September 11, 2024

in the XXXXXX Court, was published in said newspaper in the issue of  
**August 26, 2024**

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

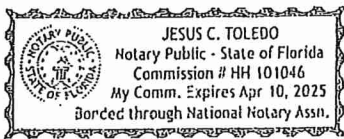
PROOF OF PUBLICATION -

AFFIANT *Georgia Griffin*  
26 day of August 2024.

JESUS TOLEDO *[Signature]*  
(Print or type or Stamp Commissioned name of Notary Public)


(SEAL)

My Commission Expires: \_\_\_\_\_



X

**Community Newspapers**  
6796 S.W. 62nd Avenue  
South Miami, Florida 33143  
305-669-7355 Ext. 2226

  
**City of Coral Gables, Florida**  
**Notice of Public Hearing**  
**HYBRID MEETING on Zoom platform**

**Local Planning Agency / Planning and Zoning Board**  
**Wednesday, September 11, 2024, 6:00 p.m.**  
**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. 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.
2. 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;" Article 3, "Uses," Section 3-402, "Restrictions related to location;" and Article 16, "Definitions;" to enhance the quality of Coral Gables Mediterranean design by requiring a conceptual design review; removing duplicative criteria; relocating inapplicable standards; supplementing existing criteria; and including additional Mediterranean building examples; providing for severability, repealer, codification, and for an effective date.
3. An ordinance of the City Commission of Coral Gables, Florida, providing for text amendments to the City of Coral Gables official Zoning Code Article 10, "Parking And Access," Section 10-109, "Remote Off-Street Parking And Payment-In-Lieu," Section 10-111, "Shared Parking Reduction Standards," Section 10-112 "Miscellaneous Parking Standards," Article 14, "Process," Section 14-204, "Transfer Of Development Rights," to address the applicability of these provisions to projects utilizing provisions of the Live Local Act, CH. 2024-188, laws of Florida; providing for repealer provision, severability clause, codification, and providing for an effective date.

The Planning and Zoning Board will be holding its board meeting on Wednesday, September 11, 2024, commencing at 6:00 p.m. Pursuant to Resolution No. 2021-118, the City of Coral Gables has returned to traditional in-person meetings. However, the City Commission has established the ability for the public to virtually provide sworn testimony or public comments (non-sworn and without evidentiary value). Any individual who wishes to provide sworn testimony virtually must have their video on and must be sworn in.

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: (<https://coralgables.granicusideas.com/meetings>) once the meeting's agenda is published, or by sending an email to [planning@coralgables.com](mailto: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/city](http://www.coralgables.com/city)) as well as Channel 77 on Comcast.

### Summary of 33 Alhambra Neighborhood Meeting

On July 29, 2024, the pre Board of Architects informational neighborhood meeting for the proposed new “33 Alhambra” mixed use project to be located on the block composed of the following addresses of 33 Alhambra Circle, 43 Alhambra Circle, 47 Alhambra Circle, 2001 Galiano Street, 42 Navarre Avenue, and 20 Navarre Avenue (the “Property”) commenced at approximately 6:05 pm in the Granada Meeting Room of the Hyatt Regency Coral Gables at 50 Alhambra Plaza, Coral Gables, Florida. The following individuals were in attendance on behalf of the project team:

- Mario Garcia-Serra and Bobby Behar, Project Zoning Counsel
- Glenn Pratt and David Fuentes, Project Architects
- Jennifer Ducret, Ariel Gutierrez, Jorge Cepero, 33 Alhambra Propco, LLC (Developer)

Approximately 15 neighboring property owners/residents were in attendance. Mr. Garcia-Serra commenced the meeting with an introduction of the project team and background information regarding the project site, including previous iterations of the proposed project and highlighting key differences in the newest proposal including the reduction of the project’s height by 40 feet. Mr. Glenn Pratt then provided some insight into the inspiration for the architecture of the project, and their client’s desire to develop the Property in a manner consistent with Coral Gables architectural tradition. They explained that the proposed project will consist of 78 residential units, which is substantially less than the amount of density presently permitted, and less than what was previously proposed. Mr. Pratt also explained the overall site layout including internalized parking, amenities area with pool and pickleball, the 11,351 square feet of open space, the 31,629 square feet of commercial area, and the preservation and adaptive reuse of the historic building located at 42 Navarre Avenue. After the design and project presentation, Mr. Garcia Serra summarized the remaining steps in the approval process. The presentation concluded and the floor was opened for questions and comments from the attendees.

Ms. Vicky Rua, an owner/resident at Villa Alhambra, expressed concern over the removal of the on-street parking. Mr. Fuentes and Mr. Pratt explained that the landscaped bumpouts, which are a City streetscape requirement caused minor adjustments in in the on street parking layout and that there will be no net loss of on street parking spaces. A few neighbors expressed concerns over noise from the proposed pickleball court and the project team agreed to study whether any noise impact would result from this amenity as well as potential ways to mitigate any impact. Other neighbors expressed concerns over the garage ventilation and if there would be sufficient parking for residents and visitors. The project team addressed those questions and concerns by explaining the garage’s ventilation system and advising that all of the project’s required parking will be provided in the building’s parking garage.

Finally, many neighbors were concerned about the construction timeline and potential impacts of construction. The project team advised that the expected construction timeframe would be 18 months and explained the rigorous construction management plan and maintenance of traffic requirements of the City. .

The formal presentation concluded at approximately 7:15pm and some neighbors remained to discuss with and ask additional questions of the project team.



### Summary of 33 Alhambra Neighborhood Meeting

On August 27, 2024, the pre Planning and Zoning Board informational neighborhood meeting for the proposed new “33 Alhambra” mixed use project to be located on the block composed of the following addresses of 33 Alhambra Circle, 43 Alhambra Circle, 47 Alhambra Circle, 2001 Galiano Street, 42 Navarre Avenue, and 20 Navarre Avenue (the “Property”) commenced at approximately 6:05 pm in the Granada Meeting Room of the Hyatt Regency Coral Gables at 50 Alhambra Plaza, Coral Gables, Florida. The following individuals were in attendance on behalf of the project team:

- Mario Garcia-Serra and Bobby Behar, Project Zoning Counsel
- Glenn Pratt and David Fuentes, Project Architects
- Jorge Cepero, 33 Alhambra Propco, LLC (Developer)

Approximately 8 neighboring property owners/ residents were in attendance. Mr. Garcia-Serra commenced the meeting with an introduction of the project team and background information regarding the project site, including previous iterations of the proposed project and highlighting key differences in the newest proposal, such as the significant 40-foot reduction in the project’s proposed height. Mr. Glenn Pratt then provided some insight into the inspiration for the architecture of the project, and their client’s desire to develop the Property in a manner consistent with Coral Gables architectural tradition. They explained that the proposed project will consist of 78 residential units, which is substantially less than the amount of density presently permitted, and less than what was previously proposed. Mr. Pratt also explained the overall site layout including internalized parking, amenities areas, the 11,351 square feet of open space, the 31,629 square feet of commercial area, and the continued preservation and adaptive reuse of the historic building. After the design and project presentation, Mr. Garcia Serra summarized the remaining steps in the development approval process. The presentation concluded and the floor was opened for questions and comments from the attendees.

The neighbor’s questions were related to type of ownership (condominium v. rental), quality/cost of units, as well as a construction timeline and clarification on the project site location for one of the guests who arrived late. There were some concerns expressed with regards to noise from the amenities area. These concerns were abated following Mr. Pratt’s explanation of the layout and buffering of the pool and pickleball court. The project was well received by those in attendance.

The meeting ended at approximately 6:40pm.



# 33 Alhambra

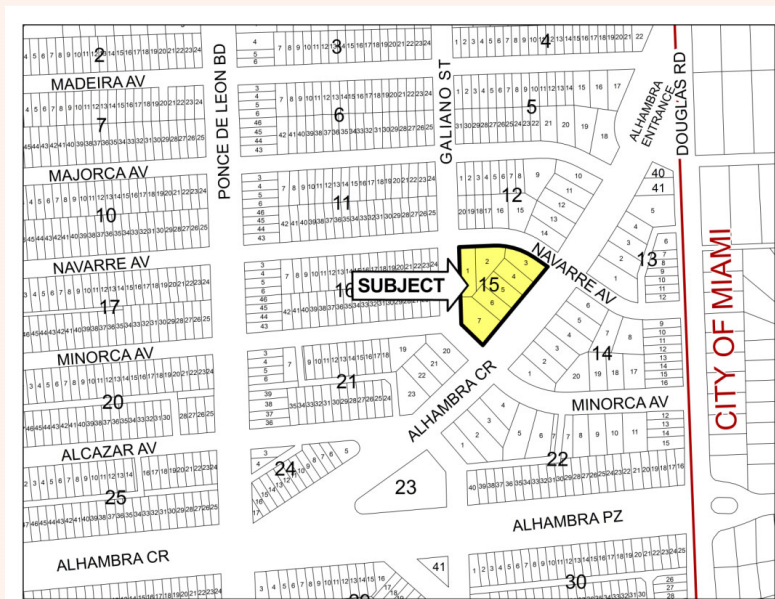
MIXED-USE SITE PLAN

PLANNING & ZONING BOARD  
SEPTEMBER 11, 2024



1

## LOCATION



2



## LOCATION



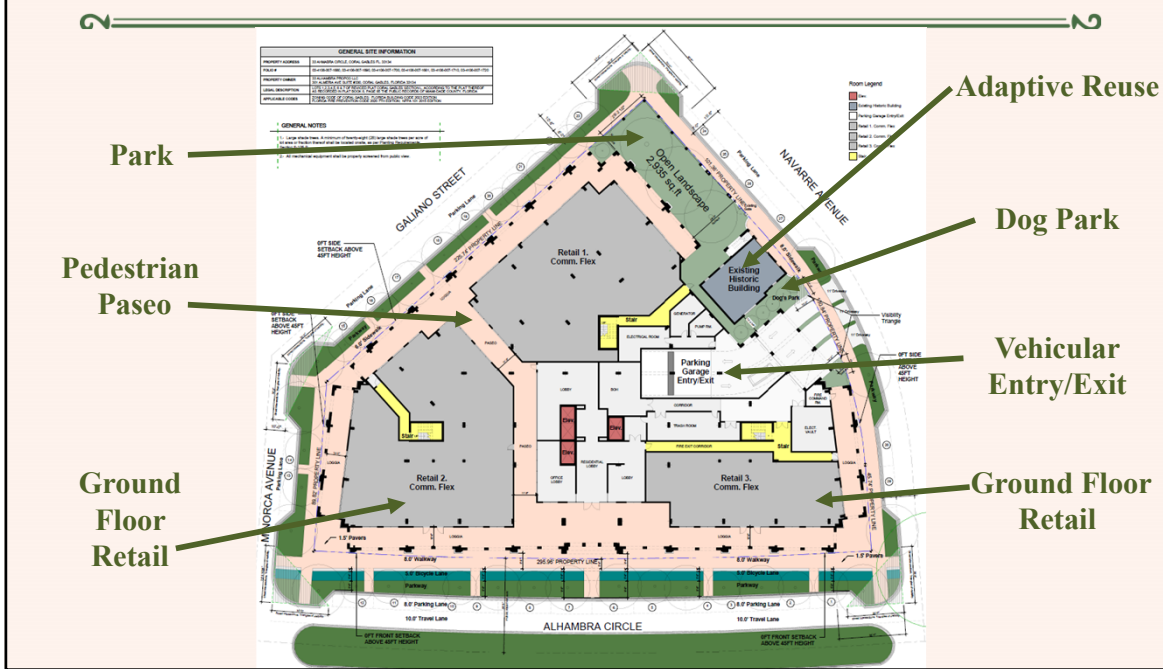
3

## EXISTING CONDITIONS



4

# MIXED-USE SITE PLAN



5

# “33 ALHAMBRA”

	ALLOWED/REQUIRED	PROPOSED
OPEN SPACE	4,877 SQFT, 10%	11,351 SQFT (23.3%)
DENSITY	UNLIMITED (WITHIN THE CBD)	70 U/A OR 78 UNITS
HEIGHT	97'	97' / 8 STORIES
FLOOR AREA RATIO (FAR)	3.5 FAR (170,695 SQ. FT.)	3.5 FAR (170,694 SQ. FT.)
FRONT SETBACK	0'	0'
FRONT UPPER FLOOR STEPBACK	10' ABOVE 45'	10'-0" (VARIES) ABOVE 45'
PARKING SPACES	135	146
BICYCLE PARKING	18	22

6

6



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## REVIEW TIMELINE

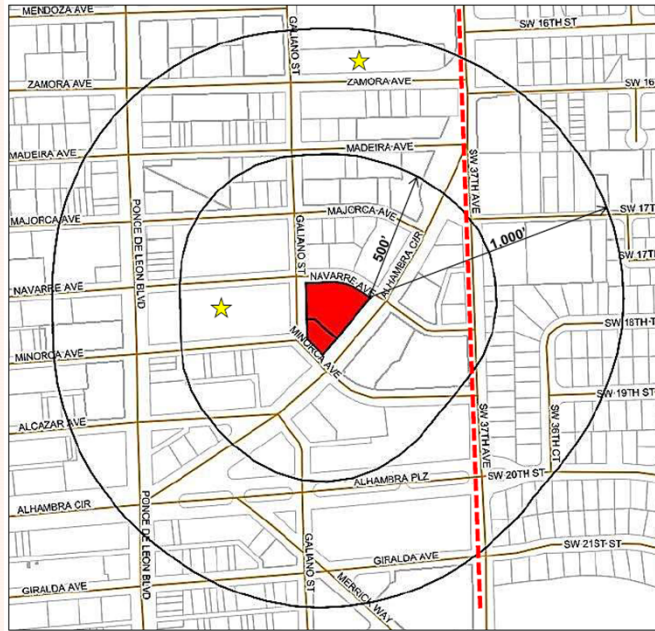
<b>1</b>	<b>DEVELOPMENT REVIEW COMMITTEE: 05.31.24</b>
<b>2</b>	<b>NEIGHBORHOOD MEETING: 07.29.24</b>
<b>3</b>	<b>BOARD OF ARCHITECTS: 08.01.24</b>
<b>4</b>	<b>NEIGHBORHOOD MEETING: 08.27.24</b>
<b>5</b>	<b>PLANNING AND ZONING BOARD: 09.11.24</b>
<b>6</b>	<b>SCHOOL COMMUNITY RELATIONS COMMITTEE: 09.20.24</b>
<b>7</b>	<b>CITY COMMISSION: TBD</b>

8

8



## LETTERS TO PROPERTIES (1,000 FT)



9

9

## PUBLIC NOTIFICATION

<b>3 TIMES</b>	<b>LETTERS TO PROPERTIES</b> 2 NEIGHBORHOOD MEETINGS, PZB
<b>3 TIMES</b>	<b>PROPERTY POSTING</b> DRC, BOA, PZB
<b>3 TIMES</b>	<b>WEBSITE POSTING</b> DRC, BOA, PZB
<b>1 TIME</b>	<b>NEWSPAPER ADVERTISEMENT</b> PZB
<b>1 TIME</b>	<b>EMAIL TO SUBSCRIBERS</b> PZB

10

10



## COMPREHENSIVE PLAN CONSISTENCY

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

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

1. ALHAMBRA CIRCLE SIDEWALK OPEN AND SCHOOL PICKUP/DROP-OFF UNAFFECTED THROUGHOUT CONSTRUCTION
2. SHADE TREES, BIKE PATH, AND CROSSWALK ON ALHAMBRA CIRCLE AND LANDSCAPED BUMPOUTS ON BOTH SIDES OF ALL ADJACENT INTERSECTIONS
3. PASEOS AND ARCADES TO BE PUBLICLY ACCESSIBLE AT ALL TIMES
4. RAISED CROSSWALK AT MINORCA AND GALIANO
5. MINIMUM OF 75% OF GROUND FLOOR RETAIL LEASED WITHIN 1 YEAR AFTER LAST TEMPORARY CERTIFICATE OF OCCUPANCY

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