



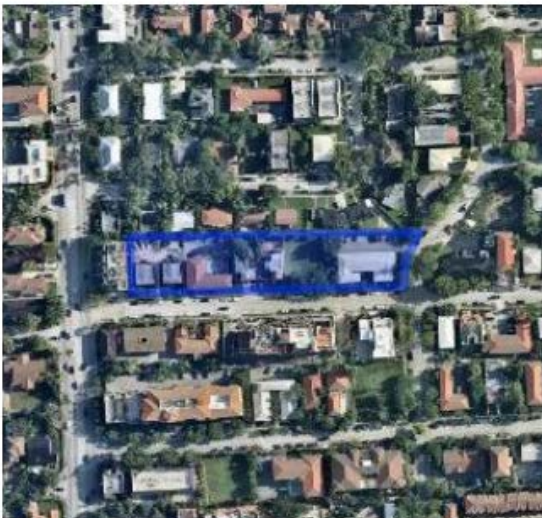
# City of Coral Gables Board of Architects Staff Report

<b>Property:</b>	<b><u>301 Madeira</u></b>
<b>Architect:</b>	Behar Font & Partners
<b>Application:</b>	Conditional Use Site Plan Review for multi-family building
<b>BOA Permit:</b>	AB-19-01-3562
<b>Requests:</b>	A. Planned Area Development (PAD) B. Conditional Use Site Plan Review Utilizing Residential Infill Regulations (RIR) C. Mediterranean Bonus Levels 1 & 2
<b>Location:</b>	301-341 Madeira Avenue

## APPLICATION REQUESTS

The Applicant (Urban 301 Madeira, LLC) is requesting review of a proposed multi-family redevelopment, located within the North Ponce area, on the northside of Madeira Avenue, between Ponce de Leon Boulevard and Salzedo Street. The project site comprised of platted lots 4 through 24, Block 1, Coral Gables Section K. It is approximately 62,474 square feet (1.43 acres). The project proposes 142 unit residential and 9 live work units on the ground floor, with 213 parking spaces. The proposed building height is 100 feet at 9-stories with approximately 2.5 FAR (156,183 sq. ft.)

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 (north of Navarre Avenue, south of SW 8<sup>th</sup> Street, east of LeJeune Road and west of Douglas Road) where Residential Infill Regulations (RIR) are applicable. The Residential Infill Regulations overlay allows an increase in the potential density and intensity of development over what is currently in place in the underlying MF2 regulations.



AERIAL



ZONING

MF2

## 1. Planned Area Development (PAD)

The minimum site area required for PAD shall not be less than one (1) acre. The project site is more than one acre (1.43 acres), the applicant is proposing a PAD designation, to allow flexibility in the following requirements of the underlying zoning district of Multi-family 2 (MF2) and district overlay of Residential Infill Regulations (RIR) per Section 2-500(B)(3)(j):

- **Setbacks:** Reduce the front parking setback from the required 30 feet to 10 feet on the second and third level of the parking garage.
- **Lot coverage:** Increase the area covered by the building from the maximum 60% to 73% of the site.
- **Stepbacks:** Reduce front stepback (above 45 feet) of 10 feet minimum to 9'-4".

The request for the Planned Area Development (PAD) provides flexibility from the regulations of the underlying zoning district. Section 2-500 of the Zoning Code outlines the purpose of the PAD 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 compatible 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.

Per Section 14-206.3(C), *General Procedures for Planned Area Development*, the applicant shall submit plans to the Board of Architects for review and preliminary approval prior to filing a formal application for Planning & Zoning Board review.

In addition to the consideration of granting flexibility to the underlying zoning requirements, the Board of Architects should also review that the PAD meets the required design requirements, per Section 2-500(B)(3)(h):

- i. Architectural relief and elements (i.e. windows, cornice lines, etc.) shall be provided on all sides of buildings, similar to the architectural features provided on the front façade.
- ii. Facades in excess of one hundred and fifty (150) feet in length shall incorporate design features such as: staggering of the façade, use of architectural elements such as kiosks, overhangs, arcades, etc.
- iii. Parking garages shall include architectural treatments compatible with buildings and structures which occupy the same street;

- iv. Where necessary and appropriate to enhance public pedestrian access, no block face shall have a length greater than two hundred and fifty (250) feet without a public pedestrian passageway or alley providing through access; and
- v. All buildings, except accessory buildings, shall have their main pedestrian entrance oriented towards the front or side property line.

## **2. Conditional Use Site Plan Review for Residential Infill Regulations (RIR)**

The project is located within the Residential Infill Regulations (RIR) overlay. The Residential Infill Regulations overlay allows an increase in the potential density and intensity 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. The purpose of the RIR is as follows:

- a. Provide greater housing opportunities in strategic areas of the City that are in close proximity to transit, employment centers, parks, and schools, and that are not in environmentally vulnerable or sensitive areas.
- b. Promote and encourage pedestrian activity by requiring pedestrian-oriented building design and site planning.
- c. Protect and promote a garden-like feeling in Coral Gables' multi-family residential districts through clear and unified landscape standards.
- d. Encourage compatible and engaging streetscapes that support the Coral Gables Mediterranean brand, through mandatory Mediterranean Architecture Design Standards.

Per Section 14-203, Conditional Uses, the Board of Architects shall review the application to determine if the application is consistent with the Conditional Use standards and any design requirements set out in the zoning district. Below are the standards for review for any conditional use:

- a. The proposed conditional use is consistent with and furthers the goals, policies and objectives of the Comprehensive Plan and furthers the purposes of these regulations and other City ordinances and actions designed to implement the Plan.
- b. 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.
- c. The proposed conditional use does not conflict with the needs and character of the neighborhood and the City.
- d. The proposed conditional use will not adversely or unreasonably affect the use of other property in the area.
- e. 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.
- f. The parcel proposed for development is adequate in size and shape to accommodate all development features.
- g. The nature of the proposed development is not detrimental to the health, safety and general welfare of the community.
- h. The design of the proposed driveways, circulation patterns and parking is well defined to promote vehicular and pedestrian circulation.
- i. 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.

The project is utilizing the Residential Infill Regulations. When all RIR standards and Mediterranean Style Design Standards are met, the RIR allows an increase in density to 100 units per acre (MF2 only allows 50 units per acre); and an increase in FAR to 2.5 (MF2 only allow 2.0 FAR). The project does not meet the required 30 feet parking setback on the second and third level of the parking garage.

## SITE PLAN INFORMATION

Standard	Required/Permitted		Proposed
Building Site			
	20,000 sq. ft. for RIR		62,474 sq. ft.
	1 acre for PAD		1.43 acres
Lot Coverage	60% lot coverage for MF2		73%
Building Site Width (fronting Madeira Ave)	200 feet for PAD		599 feet
Open Space			
PAD (20% w/in site)	12,494 (w/in site)		16,522 w/in site only (26%)
MF2 (25% incl. right of way)	15,618 (may include row)		18,056 including row (29%)
Density	MF2	RIR	
	57 units (40 per acre)		
with Med Bonus I & II	72 units (50 per acre)	143 units (100 per acre)	142 units
FAR (MF2)	2.0 = 124,948 sq. ft.		
FAR w/ Med Bonus I & II	2.5 = 156,185 sq. ft.		2.5 = 156,183 sq. ft.
Setback			
Principal front (Madeira)	10		10
Side interior (west)	10		10
Side street (east Salzedo)	10		25'-6"
Rear (north) no alley	10		10
Parking setback per RIR	Off-street parking shall be set back a minimum of thirty (30) feet from the front property line		Not in compliance on the 2 <sup>nd</sup> and 3 <sup>rd</sup> level
Stepbacks (additional 10 feet above 45 feet)			
Principal front Madeira Ave	10		19'-4" above 45 ft.
Side interior (west)	10		106'-10" above 45 ft.
Side street (east Salzedo)	10		34'-9" above 45 ft.
Rear (north) no alley	10		23'-3" above 45 ft
Building Height	MF2	RIR	
Principal Building	70 feet or 8 stories/97 feet with Med Bonus	100 feet maximum with Med Bonus mandatory	100 feet to the top of architecture
Parking			
1BR @1/unit (80 units)	80		
2BR @1.75/unit (57 units)	99.75		
3BR @2.25/unit (5 units)	11.25		
Livework@1/unit + 1/350 (9 units)	18		
TOTAL	209		213

### **3. Coral Gables Mediterranean Bonus Levels 1 and 2**

For projects utilizing the RIR bonuses, Mediterranean Architecture Design shall be required for all buildings, per Section 2-405.B.5 of the Zoning Code. The project proposes 142 unit residential and 9 live work units on the ground floor, with 213 parking spaces. The proposed building height is 100 feet at 9-stories with approximately 2.5 FAR (156,183 sq. ft.)

According to Section 5-201, *Coral Gables Mediterranean Style Design Standards*, residential applications are required to satisfy all the requirements in Table 1, “Required Standards” and 6 of the 12 qualifications in Table 2, “Architectural and Public Realm Standards” to secure the maximum bonuses of additional stories and floor area (FAR). In addition, all applications shall be reviewed for compliance of the provisions of Section 5-202, *Coral Gables Mediterranean Architecture Design*.

Coral Gables Mediterranean Level 1 and Level 2 bonuses also allow an additional 0.5 of floor area ratio (FAR) or approximately 31,237 square feet for the subject site of 62,474 square feet.

## **FINDINGS OF FACT**

### **1. 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 proposed project is not consistent with the stated purpose and intent of the PAD regulations. The flexibility allowed under the PAD is not proposed to provide any substantial additional public benefit as the project only provides 26% open space (required is 25%) which includes those areas within the setbacks but not a dedicated public open space which could be located on the east side of the property.

- 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 additional lot coverage, removal of parking setback, and lesser front stepback. None of the departures are in the public interest.

- 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. The remaining required 25% open space is located on the east side of the property as common 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 is not compatible with 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 massing.

- 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 neighborhood 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. To help the proposed PAD fit in with the current context, it is suggested that the PAD be proposed with smaller building footprints. It is also suggested to propose reconstruction of both sides of the street on Madeira to include wider sidewalks, shade trees, and other pedestrian amenities that would 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.

## 2. Conditional Use for Residential Infill Regulations

A Conditional Use site plan review must comply with Zoning Code Section 3-408, “Standards for Review” as follows:

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.	This application does not comply with all the regulations of the Residential Infill Regulations (RIR), such as the 30-foot parking setback requirement. Per Sec 2-405(A)(3)(d), if an Applicant chooses to use the Density and Floor Area Ratio bonuses provided with the RIR overlay, all of the standards shall be mandatory. As such, Sec 2-405(A)(3)(b), site specific standards shall not apply to properties seeking approval pursuant to RIR, however, the underlying site specific regulations shall remain applicable for properties that are not developed in accordance with the RIR standards.
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	The proposed dense multi-family project is permitted in the zoning district. It is complimentary to the existing uses and those which are being planned and under construction in the North Ponce neighborhood and the downtown area.

STANDARD	STAFF EVALUATION
with existing and planned uses in the area.	
3. The proposed conditional use does not conflict with the needs and character of the neighborhood and the City	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 density fulfills the objectives of the City to provide greater housing opportunities in the area. It is suggested to enlarge the proposed open space on the corner to offer public open space to fulfill the need for green space in the neighborhood.
4. The proposed conditional use will not adversely or unreasonably affect the use of other property in the area.	The Applicant's proposal of a dense multi-family building 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.
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	The proposed redevelopment of this property as a residential multi-family project is consistent with the surrounding uses. However, there are concerns about the impact to the exposed parking proposed on Madeira without being located behind habitable space as required by the Zoning Code. All other buildings on the block face the street with windows and doors of residential units on all stories, with parking located in the rear.
6. The parcel proposed for development is adequate in size and shape to accommodate all development features.	The parcel is approximately 62,474 square feet (1.43 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.	The proposed dense multi-family building is consistent with the stated goals and objectives for Residential Infill Regulations overlay. The redevelopment of this property fulfills the objective of the City to attract residential developments to the area and to create a pedestrian-oriented urban environment.
8. The design of the proposed driveways, circulation patterns and parking is well defined to promote vehicular and pedestrian circulation.	Vehicular parking is required to be located behind habitable space; however, the project is proposing to waive the parking setback requirement with the PAD designation. Service access and areas are enclosed; however it is suggested to reduce the driveway widths to promote pedestrian circulation.
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.	A Traffic Generation Analysis is provided by the applicant. The proposed project was reviewed by the Zoning Division for concurrency, and it was found that there is adequate infrastructure available to support the project.

### 3. Mediterranean Bonus

Applications shall be required to satisfy all of the requirements in Table 1, “Required Standards” in order to secure bonuses Zoning Code **Section 5-201.B.1.**:

STANDARD	STAFF EVALUATION
<b>1. Architectural elements on building facades:</b> Similar exterior architectural relief elements shall be provided on all sides of all buildings. No blank walls shall be permitted unless required pursuant to applicable City, State and Federal requirements (i.e., Fire and Life Safety Code, or other applicable code.) Parking garages shall include exterior architectural treatments compatible with buildings or structures that occupy the same property and/or street.	Complies. The proposed building has openings allowing natural light on the facades including the parking levels. North facades of the lobby and parking ramps may benefit with additional architectural elements.
<b>2. Architectural relief elements at street level:</b> On any building facades fronting streets, where an adjoining pedestrian sidewalk is located, one (1) or more of the following design features shall be included at the street level: a. Display windows or retail display area; b. Landscaping; and/or c. Architectural relief elements or ornamentation.	Complies. The project’s ground floor offers ground floor residential units and front yard landscaping. Additional design consideration should be given to the ground floor units to further enhance the residential character and meet the transparency regulation of 60% maximum in Sec 2-103(D)(9)(e).
<b>3. Architectural elements located on the top of buildings:</b> Exclusion from height. The following shall be excluded from computation of building height in MX Districts: a. Air-conditioning equipment room. b. Elevator shafts. c. Elevator mechanical equipment rooms. d. Parapets. Roof structures used only for ornamental and/or aesthetic purposes not exceeding a combined area of twenty-five (25%) percent of the floor area immediately below. Such exclusion shall be subject to the provisions that no such structure shall exceed a height of more than twenty-five (25) feet above the roof, except for commercial buildings in the Central Business District (CBD) where no such structure shall exceed one-third (1/3) of the allowable total building height.	Not applicable.
<b>4. Bicycle storage:</b> To encourage the use of bicycles, bicycle storage facilities (racks) shall be provided. A minimum of five (5) bicycle storage spaces shall be provided for each two	Complies. Long-term bicycle parking available on the ground floor parking level. Short-term bicycle parking provided



hundred and fifty (250) parking spaces or fraction thereof.	near lobby.
<b>5. Building facades:</b> Facades in excess of one hundred and fifty (150) feet in length shall incorporate vertical breaks, stepbacks or variations in bulk/massing at a minimum of one hundred (100) foot intervals.	Does not comply. Three hundred and sixty feet (360) length of building of upper story units provides for a single central vertical break, however, east segment remains at 112'-6" and does not comply with the 150-foot interval. Additional consideration of building bulk/massing could be studied in addition to vertical breaks.
<b>6. Building lot coverage:</b> No minimum or maximum building lot or ground coverage is required	Complies. Building lot coverage provided is 73%.
<b>7. Drive through facilities.:</b> Drive through facilities including banking facilities, restaurants, pharmacies, dry cleaners, or other drive-through businesses are prohibited access to/from Ponce de Leon Boulevard from S.W. 8th Street to Bird Road, Miracle Mile from Douglas Avenue to LeJeune Road, and Alhambra Circle from Douglas Avenue to LeJeune Road.	Not applicable.
<b>8. Landscape open space area:</b> Each property shall provide the following minimum ground-level landscape open area (percentage based upon total lot area): a. Five (5%) percent for nonresidential properties; b. Ten (10%) percent for mixed use properties; and c. Twenty-five (25%) percent for residential properties. The total area shall be based upon the total lot area. This landscape area can be provided at street level, within the public right-of-way, planter boxes, planters, and other ground-floor locations.	Complies. Open space provided within the property is 26%, or 29% including the public right-of-way. Additional design consideration should be given to the paved area in the southeast corner to maximize the useable landscaped area.
<b>9. Lighting, street:</b> Street lighting shall be provided and located on all streets/rights-of-way. The type of fixture shall be the approved City of Coral Gables light fixture. The location, spacing, and other specifications shall be subject to review and approval by the Department of Public Works.	Not applicable. Existing pedestrian-scaled lighting is on the south side of Madeira.
<b>10. Parking garages:</b> Ground floor parking as a part of a multi-use building shall not front on a primary street. ADA parking is permitted on the ground floor. Ground floor parking is permitted on secondary/side streets and shall be fully enclosed within the structure and/or shall be	Complies. Ground floor is activated with residential units.

surrounded by retail uses and/or residential units. Ground floor parking is permitted on alley frontages. Parking facilities shall strive to accommodate pedestrian access to all adjacent street(s) and alleys.	
<b>11. Porte-cocheres:</b> Porte-cocheres are prohibited access to/from Ponce de Leon Boulevard from S.W. 8th Street to Bird Road, Miracle Mile from Douglas Avenue to LeJeune Road, and Alhambra Circle from Douglas Avenue to LeJeune Road.	Not applicable.
<b>12. Sidewalks/pedestrian access:</b> All buildings, except accessory buildings, shall have their main pedestrian entrances oriented towards adjoining streets. Pedestrian pathways and/or sidewalks shall be provided from all pedestrian access points and shall connect to one another to form a continuous pedestrian network from buildings, parking facilities, parking garages entrances, and other structures. Wherever possible pathways shall be separated from vehicular traffic.	Complies. All ground floor units have sidewalk access.
<b>13. Soil, structural:</b> Structural soil shall be utilized within all rights-of-way for all street level planting areas with root barriers approved by the Public Works Landscape Division.	Complies. Coordinate with Public Works staff.
<b>14. Windows on Mediterranean buildings:</b> Mediterranean buildings shall provide a minimum window casing depth of four (4) inches as measured from the face of the building.	To be determined. Elevations do not indicate the minimum 4”.

All applications desiring bonuses shall satisfy a minimum of eight (8) of the twelve (12) qualifications of Table 2, Zoning Code Section **5-201.D. Architectural and Public Realm Standards** to secure a bonus under these provisions:

Standard	Staff Evaluation
<b>1. Arcades and/or loggias:</b> Arcades, loggias or covered areas constructed adjacent, parallel, and/or perpendicular to building to provide cover and protection from the elements for pedestrian passageways, sidewalks, and other walkways thereby promoting pedestrian passage/use. Limitations of encroachments on corners of buildings may be required to control view corridors and ground stories building bulk and massing. Awnings or other similar items do not satisfy these provisions.	Not provided. Arcades and loggias are not appropriate for a multi-family building.

<b>2. Building rooflines:</b> Incorporation of horizontal and vertical changes in the building roofline.	Complies. Roof changes provided.
<b>3. Building stepbacks:</b> Stepbacks on building facades of the building base, middle and/or top facade to further reduce the potential impacts of the building bulk and mass.	Complies. Upper floor stepbacks provided as required.
<b>4. Building towers:</b> The use of towers or similar masses to reduce the mass and bulk of buildings.	Complies. Multiple towers are provided.
<b>5. Driveways:</b> Consolidation of vehicular entrances for drive-through facilities, garage entrances, service bays and loading/unloading facilities into one (1) curb cut per street to reduce the amount of vehicular penetration into pedestrian sidewalks and adjoining rights-of-way.	Complies. Loading area is provided but not required for residential uses.
<b>6. Lighting of landscaping:</b> Uplighting of landscaping within and/or adjacent to pedestrian areas (i.e., sidewalks, plazas, open spaces, and other public spaces).	To be determined. Hardscape, planting, irrigation, and landscape lighting plans shall be submitted to the Board of Architects.
<b>7. Materials on exterior building facades:</b> The use of natural materials shall be incorporated into the base of the building on exterior surfaces of building. This includes the following: marble, granite, keystone, and other types of natural stone.	Complies. Keystone veneer is proposed at pedestrian entries, and decorative terracotta blocks. The proposed painted stucco is not a natural material.
<b>8. Overhead doors:</b> If overhead doors are utilized, the doors are not directed towards residentially zoned properties.	Not applicable.
<b>9. Paver treatments:</b> Inclusion of paver treatments in all of the following locations: a. Driveway entrances minimum of ten (10%) percent of total paving surface. b. Sidewalks. Minimum of twenty-five (25%) percent of total ground level paving surface. The type of paver shall be subject to Public Works Department review and approval. Poured concrete color shall be Coral Gables Beige.	Complies. Paver treatments throughout ground floor.
<b>10. Pedestrian amenities:</b> Pedestrian amenities on both private property and/or public open spaces including a minimum of four (4) of the following: a. Benches. b. Expanded sidewalk widths beyond the property line.	Complies. Two benches and public art are identified on the ground floor.

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- c. Freestanding information kiosk (no advertising shall be permitted).
  - d. Planter boxes.
  - e. Refuse containers.
  - f. Public art.
  - g. Water features, fountains and other similar water features.
- Ground and/or wall mounted. Above amenities shall be consistent in design and form with the City of Coral Gables Master Streetscape Plan.
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**11. Pedestrian passthroughs/paseos on properties contiguous to alleys and/or streets:**

Pedestrian pass-throughs provided for each two hundred and fifty (250) linear feet or fraction thereof of building frontage provided on properties contiguous to alleys and/or streets or other publicly owned properties. Buildings less than two hundred and fifty (250) feet in size shall provide a minimum of one (1) pass through. The pass-throughs shall be subject to the following:

- a. Minimum of ten (10) feet in width.
  - b. Include pedestrian amenities as defined herein. In lieu of providing one (1) pass-through of ten (10) feet in width every two hundred and fifty (250) feet of building frontage, two (2) pass-throughs can be combined to provide one (1) twenty (20) foot wide pass-through.
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Does not comply.

Pedestrian passthrough is not provided. This could be provided not necessarily mid-block but on the east side of closer to Salzedo Street, to be added to the a publicly dedicated open space.

**12. Underground parking:**

The use of underground (below grade level) parking, equal in floor area of a minimum of seventy-five (75%) percent of the total surface lot area. Underground parking shall be located entirely below the established grade as measured from the top of the supporting structure and includes all areas utilized for the storage of vehicles and associated a circulation features.

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Not applicable. No underground parking proposed.

All applications for development approval shall be required to satisfy **Section 5-202** of the Zoning Code, *Coral Gables Mediterranean Architecture Design*, to include design elements and architectural styles of the following buildings:

- a. H. George Fink Offices, 2506 Ponce de Leon Boulevard.
- b. The Colonnade Building, 169 Miracle Mile.
- c. Douglas Entrance, 800 Douglas Road.
- d. Coral Gables Elementary School, 105 Minorca Avenue.

- e. Granada Shops/Charade Restaurant, 2900 Ponce de Leon Boulevard (demolished).
- f. San Sebastian Apartments, 333 University Drive.
- g. Coral Gables City Hall, 405 Biltmore Way.
- h. Biltmore Hotel, 1200 Anastasia Avenue.

## SUMMARY OF REQUESTS

Per Zoning Code, the Board of Architects shall act as a recommending and a decision-making Board for the following:

### 1. Planned Area Development (PAD):

- Allows flexibility with literal requirements of the Zoning Code for equivalent or increased public benefit
- Reduction in the required 30 feet parking setback
- PAD designation to provide flexibility to reduce the required 30 feet parking setback, upper floor setback, and 13% additional building lot coverage (or approximately 8,200 square feet
- BOA approval needed prior to filing a formal application for Planning & Zoning Board review, per Section 14-206.3(C) *Board of Architects review*

### 2. Conditional Use for Residential Infill Regulations (RIR):

- Increase allowed density from 40 units per acre to 100 units per acre
- Approval needed from the Board of Architects, per Sec 14-203, *Conditional Uses*
- BOA approval required prior to the Planning and Zoning Board's consideration

### 3. Coral Gables Mediterranean Bonus Level 1 and Level 2:

- Bonus up to 0.5 floor area ratio (FAR) – or 31,237 square feet – and up to a maximum height of 100 feet.
- Approval needed from the Board of Architects, per Section 5-201, *Coral Gables Mediterranean Style Design Standards*.

## STAFF RECOMMENDATION

### 1. Planned Area Development (PAD):

Staff recommends **the Applicant continue to work refining the open space in order to provide publicly dedicated open space more than what the Zoning Code requires.**

Suggestions are summarized as follows:

- a. Create more open space on the east side of property to better fulfil the purpose of the PAD to provide substantial additional public benefit of landscaped open space.

### 2. Conditional Use for Residential Infill Regulations (RIR):

Staff recommends the Applicant to continue to work on refining the parking garage area, particularly the setback and liners. Per Sec 2-405(A)(3)(b) and (c), all the standards provided in the RIR overlay shall be mandatory to request the density and floor area ratio bonuses. If the properties are not developed in accordance with the RIR standards, the current site specifics of 6 stories or 70 feet shall apply. The proposed building does not comply with the 30-foot parking setback (on the 2<sup>nd</sup> and 3<sup>rd</sup> level) as required by the RIR.

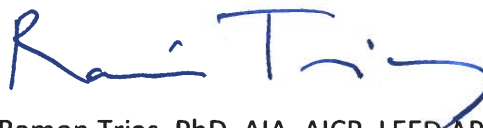
### 3. Coral Gables Mediterranean Bonus Level 1 and Level 2:

As enumerated in the Findings of Fact contained herein, Staff finds the Application is in compliance with with the Level 1 and Level 2 bonus, per Section 5-200, bonuses are available up to a maximum of 0.5 floor area ratio and up to a maximum of two (2) stories and 100' in total height. The allowable bonus floors are subject to the subject property's applicable Comprehensive Plan Map designation. The allowable floors and height are as follows:

Zoning District	Building Site Area Minimum	Allowable Height per the Comprehensive Plan	Allowable Height per the Med Bonus	
			Level 1	Level 2
MF-2	10,000	97 ft. (with Med Bonus)	7 stories/83.5 feet	8 stories/97 feet
RIR	10,000	100 ft. (with Med Bonus)	100 feet ( <i>All development shall comply with Section 5-201 Coral Gables Mediterranean Style Design Standards including all Table 1 requirements and five (5) of ten (10) of the standards in Table 2</i> )	

Staff recommends Approval of the Mediterranean Bonus Level 1. However, on Mediterranean Bonus Level 2, staff recommends further refinement.

Respectfully submitted,



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for Planning  
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