



33 Alhambra

COMPREHENSIVE PLAN MAP
AMENDMENT
ZONING MAP AMENDMENT
MIXED USE SITE PLAN

CITY COMMISSION
DECEMBER 6, 2016



SUBJECT

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SITE PLAN



6

SITE PLAN



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OCTOBER 2016 UPDATE – ARCADE WIDTH



8

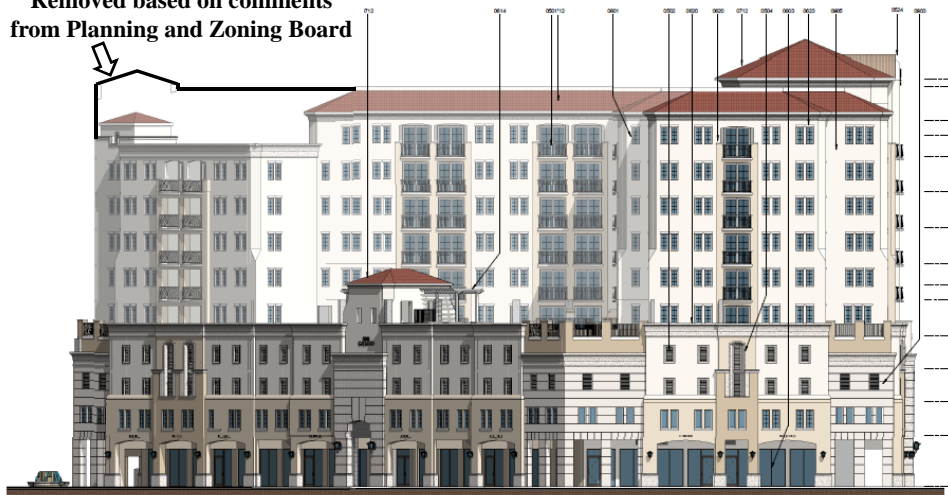
ALHAMBRA CIRCLE ELEVATION



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MINORCA AVENUE ELEVATION

Removed based on comments
from Planning and Zoning Board



Minorca Avenue Elevation
332' x 152'

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REQUEST #1:
COMPREHENSIVE PLAN MAP AMENDMENT

REQUEST #2:
ZONING MAP AMENDMENT

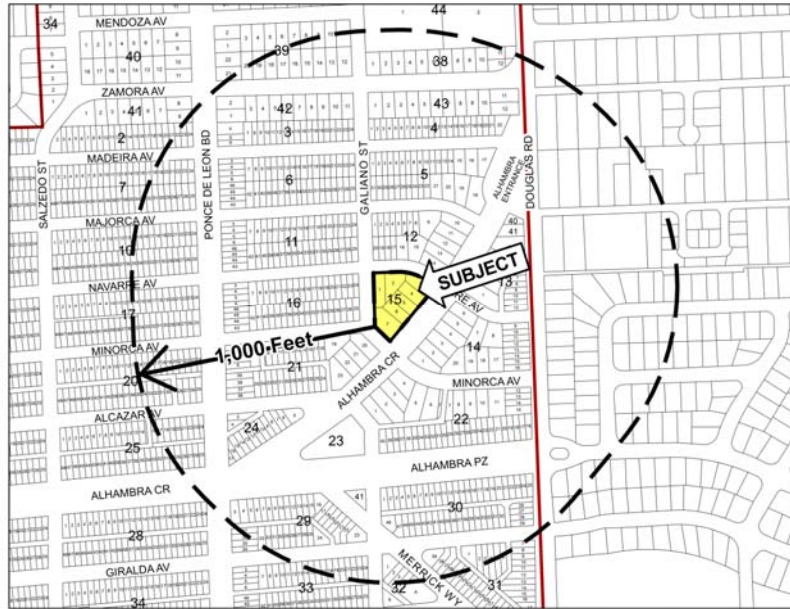
REQUEST #3:
MIXED USE SITE PLAN

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REVIEW TIMELINE

1	DEVELOPMENT REVIEW COMMITTEE: 04.29.16
2	BOARD OF ARCHITECTS: 05.12.16
3	NEIGHBORHOOD MEETING: 05.10.16
4	PLANNING AND ZONING BOARD: 07.13.16
5	PLANNING AND ZONING BOARD: 10.19.16
6	CITY COMMISSION 1ST READING: 12.06.16

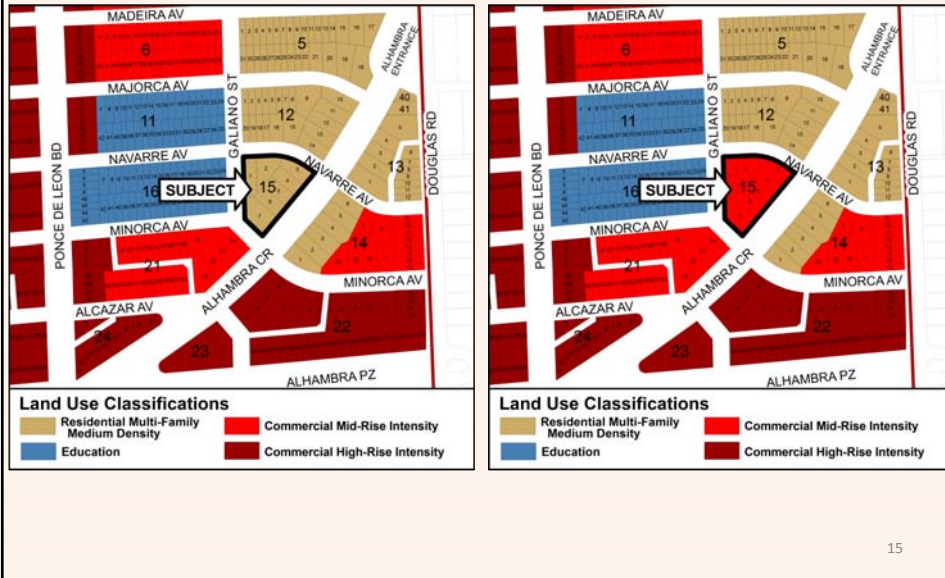
LETTERS TO PROPERTY OWNERS (1,000 FT)



PUBLIC NOTIFICATION

3 TIMES	LETTERS TO PROPERTY OWNERS NEIGHBORHOOD MEETING, JULY PZB, OCTOBER PZB
4 TIMES	PROPERTY POSTING DRC, BOA, JULY PZB, OCTOBER PZB
5 TIMES	WEBSITE POSTING DRC, BOA, JULY PZB, OCTOBER PZB, DECEMBER CC
2 TIME	NEWSPAPER ADVERTISEMENT JULY PZB, OCTOBER PZB

REQUEST #1: COMPREHENSIVE PLAN MAP



REQUEST #1: COMPREHENSIVE PLAN MAP

STAFF RECOMMENDATION:

STAFF RECOMMENDS APPROVAL.

THE COMPREHENSIVE PLAN MAP AMENDMENT COMPLIES WITH THE FINDINGS OF FACT.

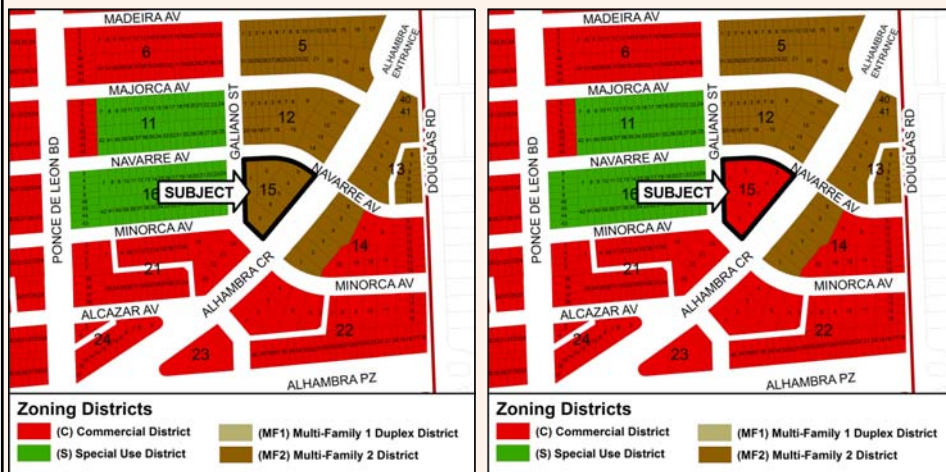
THE STANDARDS FOR THE PROPOSED COMPREHENSIVE PLAN MAP AMENDMENT ARE SATISFIED.

REQUEST #1: COMPREHENSIVE PLAN MAP

PLANNING AND ZONING BOARD RECOMMENDATION:

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

REQUEST #2: ZONING MAP



REQUEST #2: ZONING MAP

STAFF RECOMMENDATION:

STAFF RECOMMENDS APPROVAL.

THE ZONING MAP AMENDMENT COMPLIES
WITH THE FINDINGS OF FACT.

THE STANDARDS FOR THE PROPOSED
ZONING MAP AMENDMENT ARE SATISFIED.

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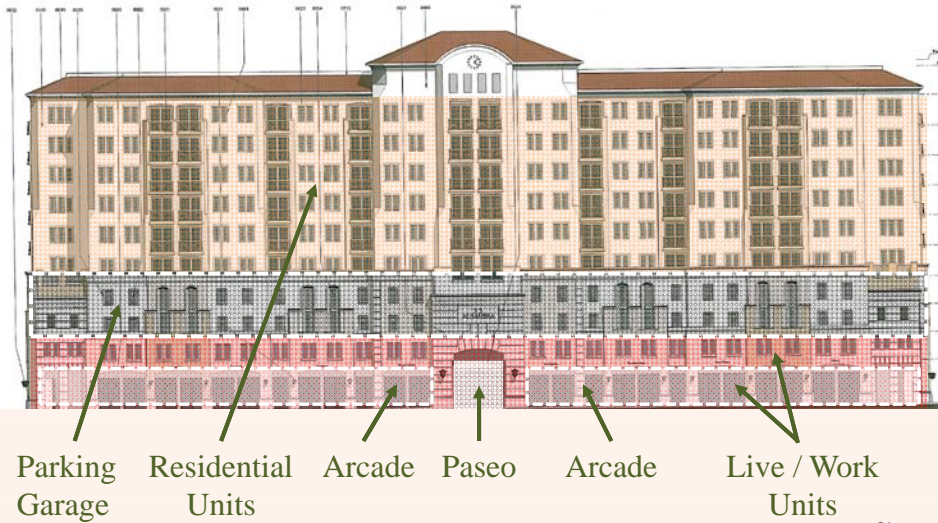
REQUEST #2: ZONING MAP

PLANNING AND ZONING BOARD **RECOMMENDATION:**

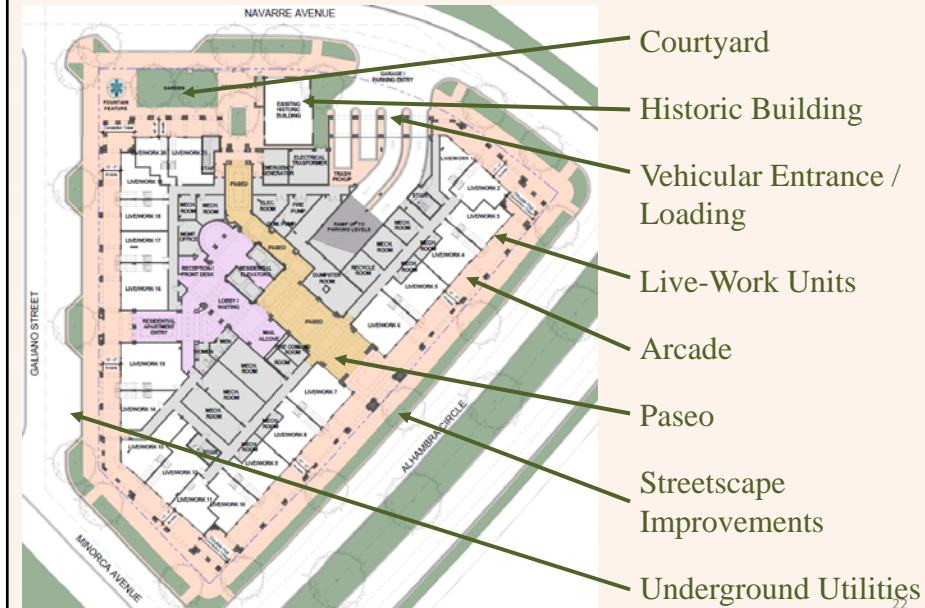
NO RECOMMENDATION; A MOTION TO
APPROVE FAILED TO PASS 3-1.

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REQUEST #3: MIXED USE SITE PLAN



REQUEST #3: MIXED USE SITE PLAN



REQUEST #3: MIXED USE SITE PLAN

STAFF RECOMMENDATION:

STAFF RECOMMENDS **APPROVAL WITH CONDITIONS.**

THE SITE PLAN **COMPLIES** WITH THE FINDINGS OF FACT.

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

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COMPREHENSIVE PLAN CONSISTENCY

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

REQUEST #3: MIXED USE SITE PLAN

PLANNING AND ZONING BOARD RECOMMENDATION:

NO RECOMMENDATION; A MOTION TO APPROVE WITH STAFF'S RECOMMENDED CONDITIONS FAILED TO PASS 3-1.

AS A PART OF THE MOTION THE BOARD REQUESTED THAT THE APPLICANT REDUCE THE MASS AND BULK OF THE PROPOSAL PRIOR TO 1ST READING.

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NAVARRE AVENUE NORTHEAST ELEVATION



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CONDITIONS OF APPROVAL:

1. **Application/supporting documentation.** Construction of the proposed project shall be in substantial conformance with the submitted plans.
2. **Restrictive covenant.** Within thirty (30) days of City Commission approval of the Application, the Applicant, property owner(s), its successors or assigns shall submit a restrictive covenant for City Attorney review and approval outlining all conditions of approval as approved by the City Commission.

CONDITIONS OF APPROVAL:

3. **Prior to issuance of the first Building Permit, Applicant shall:**
 - a. **Contribute for emergency vehicle signal preemption technology.**
 - b. **Submit for additional reviews by Board of Architects and Zoning.**
 - c. **Provide Signage Plan.**
 - d. **Ensure that parking garage design addresses pedestrian access and screening of parking garage openings.**
 - e. **Design the ground floor of all buildings to optimize pedestrian activity and retail success.**
 - f. **Design loading and service to minimize effects on pedestrian realm.**

CONDITIONS OF APPROVAL:

3. **Prior to issuance of the first Building Permit, Applicant shall:**
 - g. **Provide a construction staging plan to the Building Division, maintaining pedestrian and vehicular access around Coral Gables Preparatory Academy.**
 - h. **Obtain approval for all traffic flow modifications.**
 - i. **Obtain Commission approval of an encroachment plan.**
 - j. **Provide a bond for restoration of the property.**
 - k. **Provide a bond for all off-site improvements.**
 - l. **Provide construction notices for all properties within 1,000 feet.**
 - m. **Provide bicycle amenities, including future bike sharing.**
 - n. **Reserve space for future car sharing facilities.**
 - o. **Provide electric car-charging stations.**

CONDITIONS OF APPROVAL:

4. **Prior to issuance of the first Certificate of Occupancy, Applicant shall:**
 - a. **Complete the undergrounding of all utilities.**
 - b. **Upgrade utilities services as needed.**
 - c. **Complete all Art in Public Places requirements.**
 - d. **Complete all traffic improvements.**
 - e. **Comply with the City's Bicycle Pedestrian Master Plan.**
 - f. **Complete all right-of-way improvements.**
 - g. **Execute and record a Publicly Accessible Open Spaces Easement Agreement between the City and Owner.**

CONDITIONS OF APPROVAL:

5. Following the issuance of the first Certificate of Occupancy, Applicant shall:
 - a. Obtain LEED Silver certification within two years.
 - a. Perform traffic calming studies within one year and construct or pay for any required physical traffic calming improvements.



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