



# 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:** Comprehensive Plan Map Amendment, Zoning Map Amendment, Planned Area Development (PAD) Designation, and Conditional Use Review for Mixed-Use Site Plan

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

**Date & Time:** **June 12, 2023; 6:00 – 9:00 p.m.**

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

## 1. APPLICATION REQUEST

### 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 application package submitted by the Applicant is provided as Attachment A.

This property is located within the north boundary of the city's Central Business District (CBD) and includes the entire block bounded by Alhambra Circle, Navarre Avenue, Galiano Street and Minorca Avenue. 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 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.

### 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.

## 2. APPLICATION SUMMARY

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 Block 15. 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 public use.

The project includes:

1. Approximately 1.12 acre site
2. Total project area of 170,195 square feet
3. Maximum habitable building height of 137'
4. 66 residential units
5. 173 parking spaces
6. 23,909 sf square feet of commercial area
7. 11,220 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

### Project Requests and Public Hearing Process

An Application has been submitted by Mario Garcia-Serra, Esq. on behalf of 33 Alhambra Propco, LLC to change the land use of the property from “Commercial Mid-Rise Intensity” to “Mixed-Use” and the zoning from Mixed-Use 2 District (MX2) to Mixed-Use 2.5 (MX2.5) district.

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

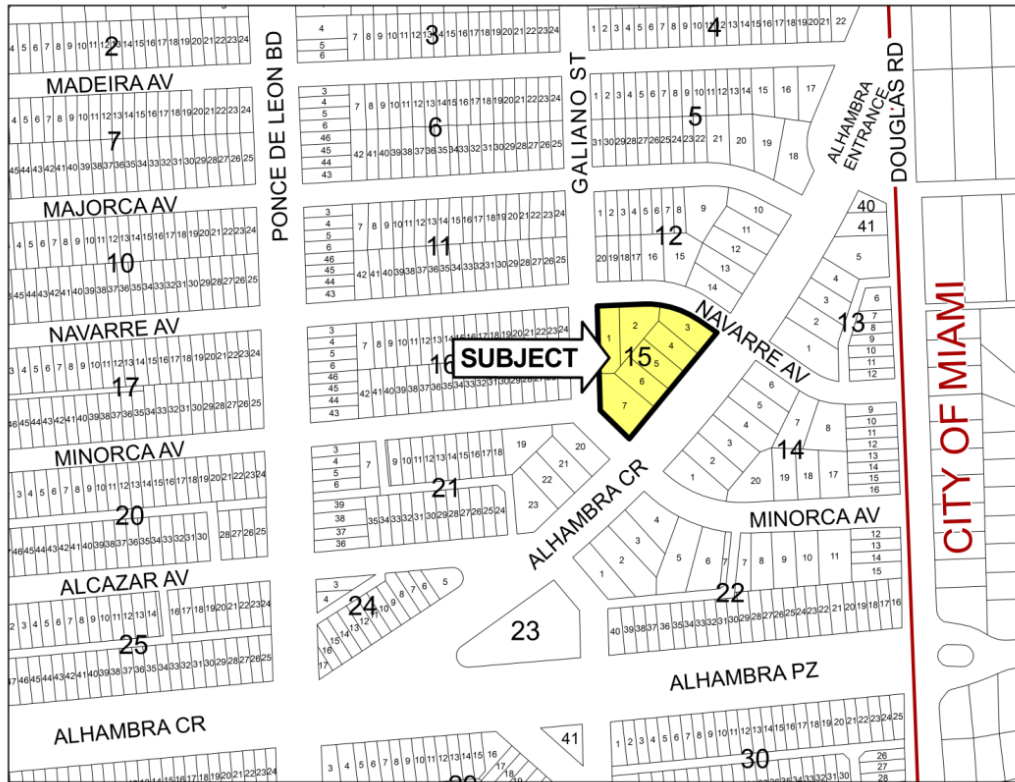
The Ordinances and Resolution under consideration include the following:

1. *An Ordinance of the City Commission of Coral Gables, Florida amending the Future Land Use Map of the City of Coral Gables Comprehensive Plan pursuant to Zoning Code Article 14, "Process," Section 14-213, "Comprehensive Plan Text and Map Amendments," and Small Scale amendment procedures (ss. 163.3187, Florida Statutes), from "Commercial Mid-Rise Intensity" to "Mixed-Use" for 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; providing for a repealer provision, severability clause, and providing for an effective date. (LPA review)*
2. *An Ordinance of the City Commission of Coral Gables, Florida making zoning district boundary changes pursuant to Zoning Code Article 14, "Process," Section 14-212, "Zoning Code Text and Map Amendments," from Mixed-Use 2 (MX2) District to Mixed-Use 2.5 (MX2.5) District for all of Block 15, Coral Gables Section "L" (20 and 42 Navarre Avenue, 33, 43 and 47 Alhambra Circle and 2001 Galiano Street); providing for a repealer provision, severability clause, and providing for an effective date.*
3. *An Ordinance of the City Commission of Coral Gables, Florida granting approval of a Planned Area Development (PAD) pursuant to Zoning Code Article 14, "Process," Section 14-206, "General Procedures for Planned Area Development" for a 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.*
4. *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.*

### **Project Location**

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*

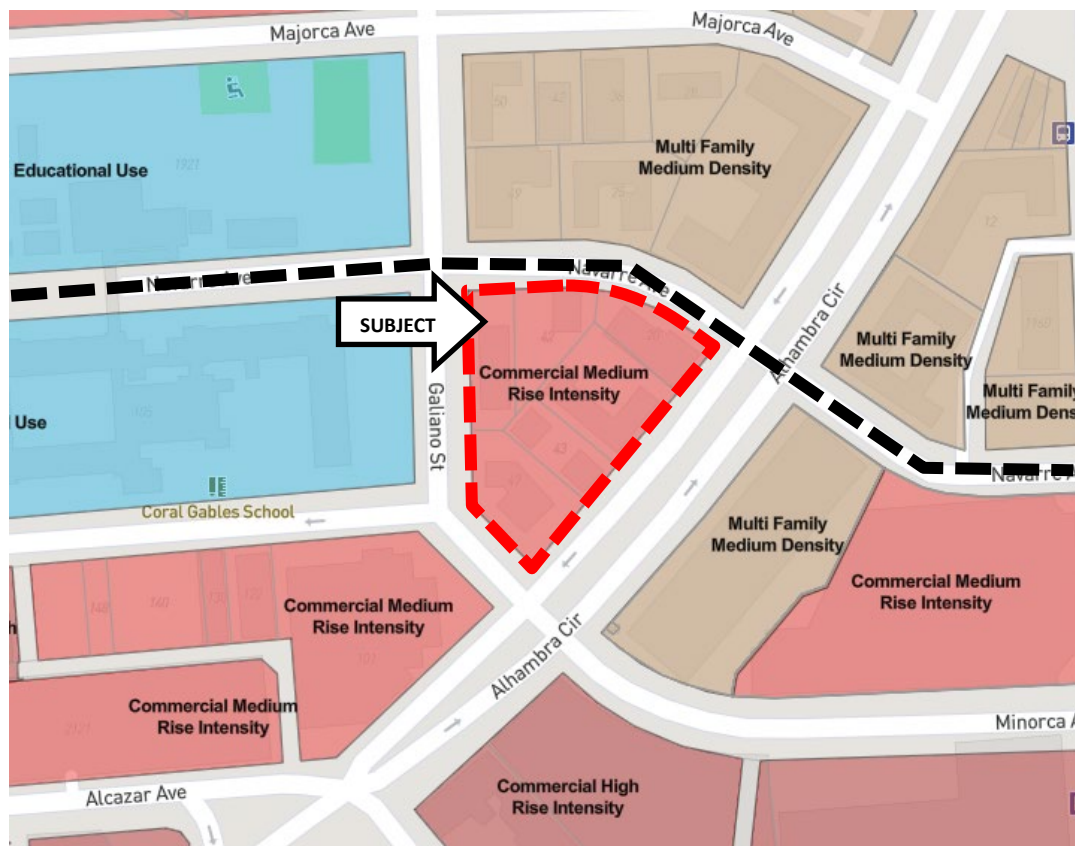
Comprehensive Plan Map designation	Commercial Mid-Rise Intensity
Zoning Map designation	Mixed-Use 2 (MX2)
Coral Gables Redevelopment Infill District	Yes

*Surrounding Land Uses*

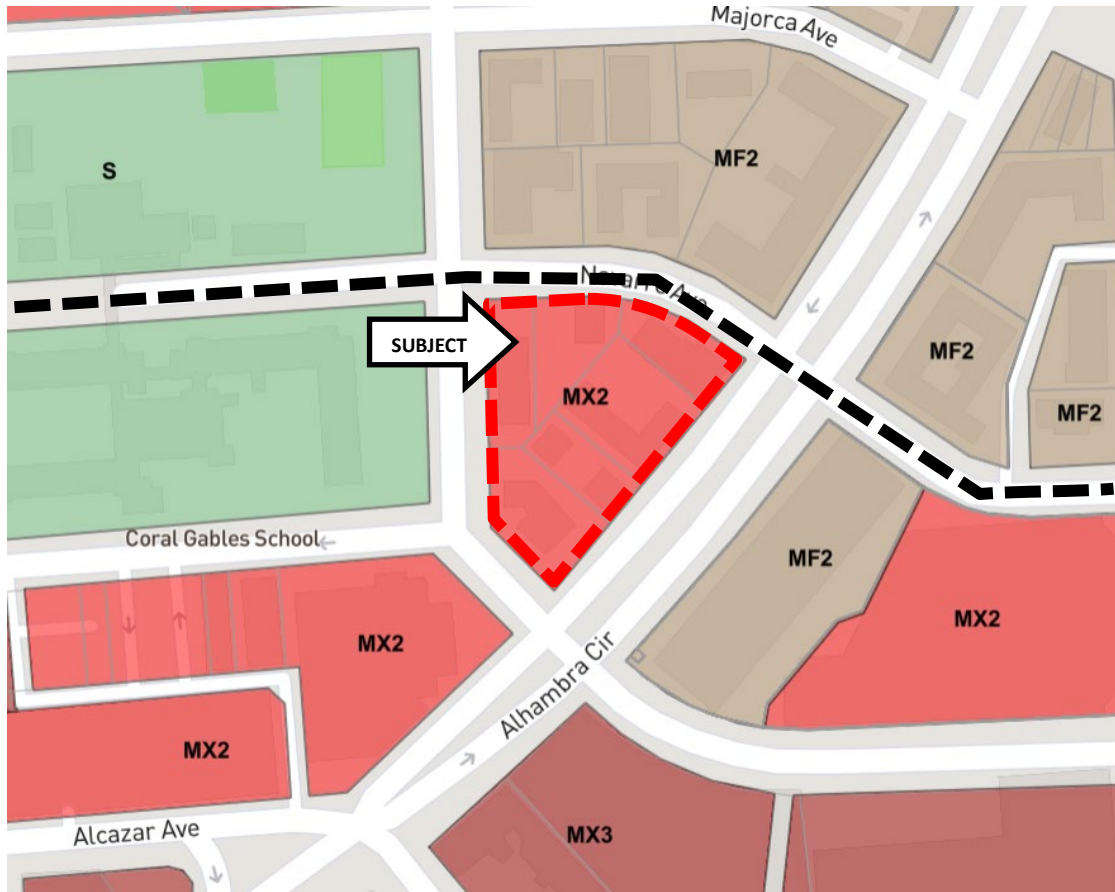
LOCATION	EXISTING LAND USES	CP DESIGNATIONS	ZONING DESIGNATIONS
North	Multi-Family buildings	Multi-Family Medium Density	MF-2
South	Multi-Family (Villa Alhambra Condominium) / Commercial	Multi-Family Medium Density / Commercial Mid-Rise Intensity	MF-2 / MX-2
East	Multi-Family (Colonial Villas Condominium)	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**



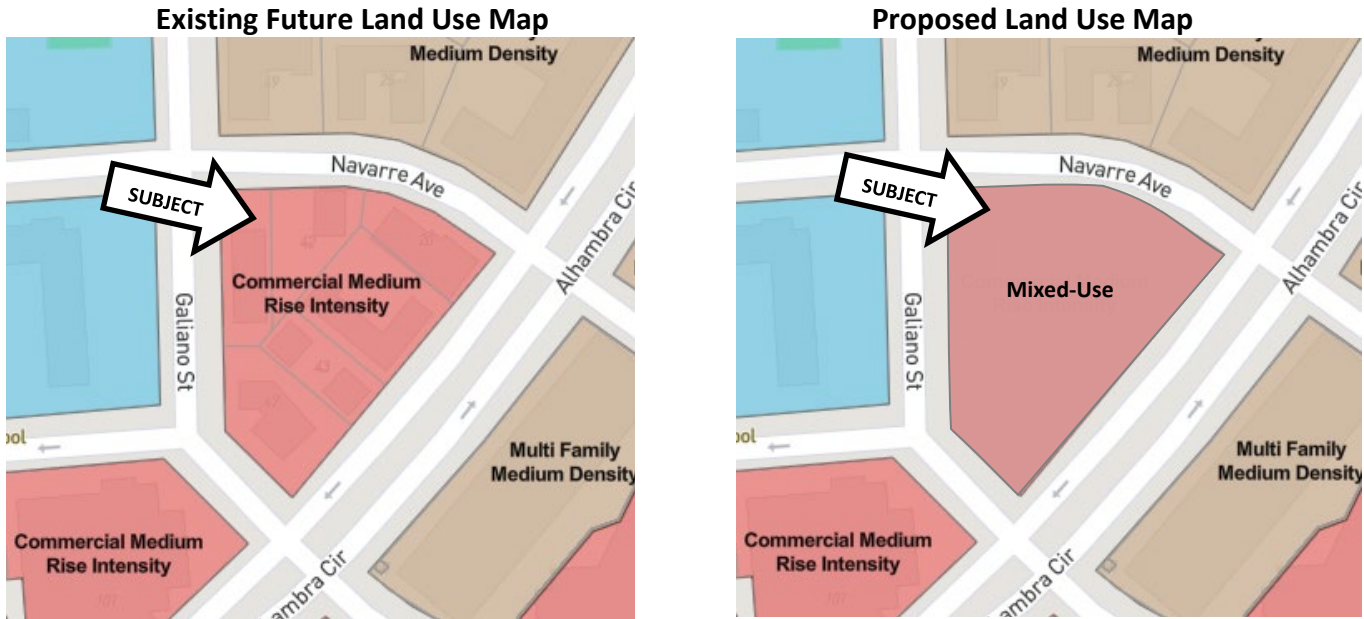
**3. APPLICANT’S PROPOSAL**

The Applicant seeks multiple requests that require Planning & Zoning Board and Historic Preservation Board recommendations and City Commission approval.

**A. Comprehensive Plan Map Amendment**

The subject site is currently designated as Commercial Mid-Rise Intensity on the Comprehensive Plan Future Land Use Map. The Applicant is proposing to change the land use to **Mixed-Use**. The general intent of the Mixed-Use land use designation is to promote a multi-faceted pedestrian friendly environment comprised of an assortment of uses, per Policy FLU-1.1.5. The development standards – including the maximum intensity and building height – are regulated in the underlying Zoning district.

A comparison of the property’s existing Future Land Use Map designations and the Applicant’s requested designation is shown on the following maps:



**Findings of Fact- Land Use Map Amendment**

Zoning Code Section 14-213.6 provides review standards for Comprehensive Plan amendments:

Standard	Staff Evaluation
1. Whether it specifically advances any objective or policy of the Comprehensive Land Use Plan.	The Comprehensive Plan map amendment from Commercial Mid-Rise Intensity to Mixed-Use advances multiple objectives and policies of the Comprehensive Plan to encourage balanced mixed-use development in the central business district. Encouraging mixed-use development and urban housing options near downtown advance Policy FLU-1.9.1; Objective HOU-1.5; Policy HOU-1.5.2; Policy HOU-1.5.8; Policy MOB-1.1.1; and Policy GRN-1.3.6. to reduce the need to drive. This requested change from Commercial Mid-Rise to Mixed-Use land use promotes pedestrian activity and requires that any future development must be mixed-use to include residential uses on the property.
2. Whether it is internally consistent with Comprehensive Land Use Plan.	The proposed mixed-use redevelopment is consistent with the Mixed-Use land use, as it requires mixed-use development. The change in land use supports the intent of the Central Business District, which is to enhance and maintain the aesthetic and urban character of Downtown Coral Gables, a functional and symbolic center.
3. Its effect on the level of service of public infrastructure.	The proposed map amendment will support enhanced multi-modal activity along Alhambra Circle and the rest of downtown as it will require a mix of uses. A Mixed-Use land use designation provides for opportunities to reduce traffic in the area by encouraging residents to work where they live, and walk, bike, or use transit.
4. Its effect on environmental resources.	The proposed amendment promotes urban infill redevelopment on a developed city block with neglected buildings. No significant environmental resources will be impacted.

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|---|--|
| 5. Its effect on the availability of housing that is affordable to people who live or work in the City of Coral Gables. | The proposed amendment will provide a mixed-use building near downtown with access to frequent transit service, biking distance to multiple destination, and pedestrian access to dining, shopping, and employment opportunities.  |
| 6. Any other effect that the City determines is relevant to the City Commission’s decision on the application.          | Multiple community meetings were held a few years ago regarding the future of North Ponce, including City Commission discussions and the Community Visioning Workshop 2015 and summary report with recommendations. The North Ponce Community Visioning Workshop Report emphasized the need to provide transitions in the area from the buildings of downtown and Ponce de Leon Boulevard to the multi-family neighborhood of North Ponce. The proposed Mixed-Use land use designation provides a transition of uses from the commercial uses of downtown to the residential uses of the North Ponce neighborhood. |

*Staff comments:* The request to change the land use from Commercial Mid-Rise to Mixed-Use promotes a transition between the Commercial Mid-Rise and High-Rise to the Multi-Family Medium designations in the surrounding area. The Mixed-Use land use both requires a mix of uses and allows the maximum height to be regulated by the Zoning district. The Applicant seeks to build a mixed-use project at the edge of downtown.

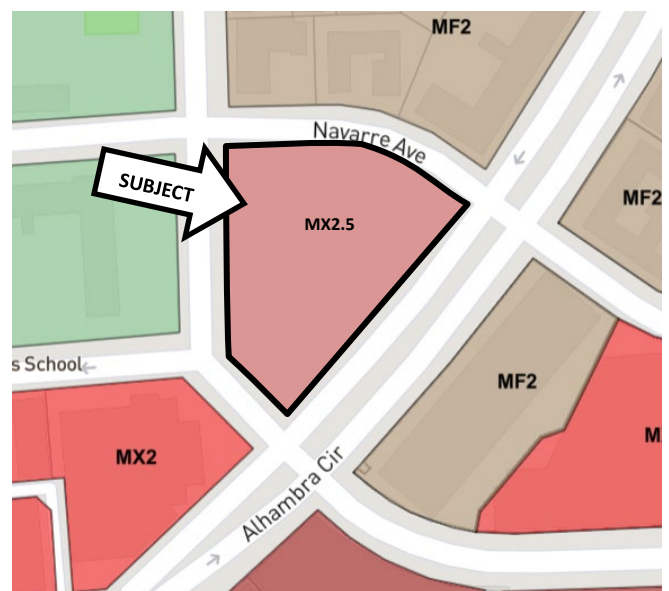
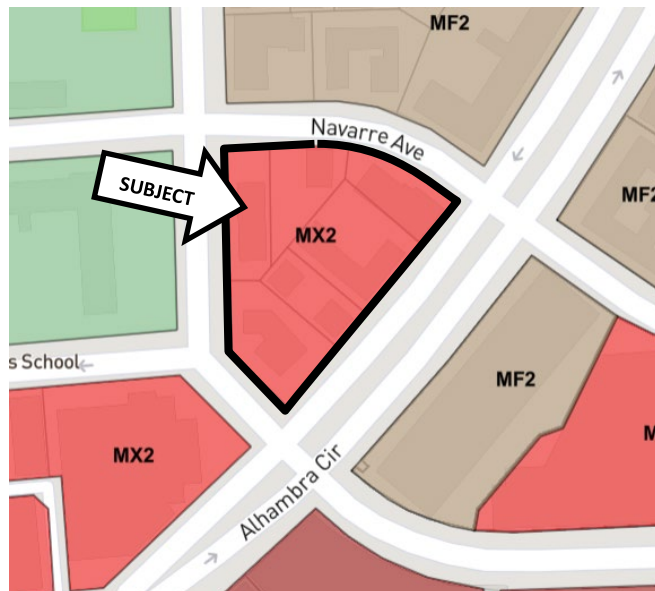
**B. Zoning Map Amendment**

The subject site is currently zoned Mixed-Use 2 (MX2) on the Zoning Map. The Applicant is proposing to change the zoning to Mixed-Use 2.5 (MX2.5) with an ability to secure 137.5 feet in height. The proposed change of zoning will increase the allowed height for the property from the current 97 feet to the MX2.5 maximum height of 137.5 feet.

A comparison of the property’s existing Zoning Map districts and the Applicant’s requested zoning is shown on the following maps:

*Current Zoning Map*

*Proposed Zoning Map*





Zoning Code Section 14-212.4 provides review standards for district boundary changes:

Standard	Staff Evaluation
<p>1. It is consistent with the Comprehensive Plan in that it:</p>	
<p>a. Does not permit uses which are prohibited in the future land use category of the parcel proposed for development.</p>	<p>The proposed Mixed-Use 2.5 (MX2.5) district will not permit uses which are prohibited in the proposed Mixed Use or current Commercial Mid-Rise Intensity land use designations.</p>
<p>b. Does not allow densities or intensities in excess of the densities and intensities which are permitted by the future land use category of the parcel proposed for development.</p>	<p>The proposed Mixed-Use 2.5 (MX2.5) district will not allow density or intensities beyond what is currently allowed in the zoning designation.</p>
<p>c. Will not cause a decline in the level of service for public infrastructure to a level of service which is less than the minimum requirements of the Comprehensive Plan.</p>	<p>The proposed Zoning Map amendment allows for increased building height for a block within the Central Business District (CBD). Concurrency for schools, traffic, and public utilities and other public services is a requirement of the City’s review process and any potential decrease in level of service shall be mitigated.</p>
<p>d. Does not directly conflict with any objective or policy of the Comprehensive Plan.</p>	<p>Policy DES-1.1.5. promotes “the development of property that achieves unified civic design and proper relationship between the uses of land both within zoning districts and surrounding districts, by regulating, limiting and determining the location, height, density, bulk and massing, access to light and air, area of yards, open space, vegetation and use of buildings, signs and other structures.”</p> <p>Additionally, Policy FLU-1.9.2. encourages the detailed planning of downtown to establish sound aesthetic and land use principles for effective utilization of both public and private resources.</p> <p>Lastly, Objective FLU-3.3. encourages “to develop and adopt visioning and district plans and objectives that are consistent with and further the goals, objectives and policies of the Comprehensive Plan.”</p> <p>Detailed planning recommendations from the North Ponce Community Vision Workshop state a proper relationship and transition should occur between downtown commercial uses and the residential uses of the North Ponce neighborhood. The proposed Mixed-Use 2.5 (MX2.5) district meets each of these objectives and policies outlined in the Comprehensive Plan by rezoning and redeveloping the block to allow residential, office, and commercial spaces and advance multi-modal</p>

transportation opportunities in this area.

2. Will provide a benefit to the City in that it will achieve two or more of the following objectives:

a. Improve mobility by reducing vehicle miles traveled for residents within a one-half (1/2) mile radius by:

i. Balancing land uses in a manner that reduces vehicle miles traveled. The proposed rezoning to the Mixed-Use 2.5 district further allows the mix of uses of residential, office, and commercial to reduce the number of vehicle miles traveled.

ii. Creating a mix of uses that creates an internal trip capture rate of greater than twenty (20%) percent. The proposed rezoning to the Mixed-Use 2.5 district further allows a mix of uses on-site to create an internal trip capture.

iii. Increasing the share of trips that use alternative modes of transportation, such as transit ridership, walking, or bicycle riding. The proposed rezoning to Mixed-Use 2.5 district further allows a mix of uses to increase alternative modes of transportation. The site is on Alhambra Circle, which includes a designated bike route and is a block away from the free Trolley and two blocks away from a MetroBus route.

b. Promote high-quality development or redevelopment in an area that is experiencing declining or flat property values. The proposed rezoning to Mixed-Use 2.5 district is accompanied with a site plan for a high-quality mixed-use development and preservation of a historic building. The proposed building abuts the North Ponce neighborhood and will promote high-quality development in the North Ponce area, which has been the Commission’s focus of redevelopment in recent years.

c. Create affordable housing opportunities for people who live or work in the City of Coral Gables. The proposed rezoning to Mixed-Use 2.5 district is accompanied with a request to change the land use to Mixed-Use, which will require a mix of uses, including residential, to balance the property. Together, these requests solidify that residential will occur and create housing.

d. Implement specific objectives and policies of the Comprehensive Plan. The proposed rezoning is to provide a transition from the taller buildings in the downtown and Ponce de Leon Boulevard to the smaller-scale residential buildings of North Ponce. Policy HOU-1.5.1. encourages “the development of diverse housing types such as smaller, more affordable units within the downtown area and mixed use development overlay area.”

3. Will not cause a substantial diminution of the market value of adjacent property or materially diminish the suitability of adjacent property for its existing or approved use. The proposed rezoning will not cause any diminution of value for the adjacent mixed-use, commercial, and multi-family uses.

*Staff comments:* The proposed rezoning to Mixed-Use 2.5 (MX2.5) from Mixed-Use 2 (MX2) increases the allowed building height from 97' to 137.5' with the additional height bonus pursuant to Section 2-500.B(5). The MX2.5 maximum building height is appropriate for the edge of the central business district (CBD) that transitions to the adjacent North Ponce multi-family properties.

### **C. Planned Area Development (PAD)**

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

#### **Purpose and Objectives**

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

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

#### **Findings of Fact – Planned Area Development (PAD)**

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

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

**Staff comments:** The proposed project is consistent with the stated purpose and intent of the PAD regulations to provide high quality development and mix of uses while providing public benefit of the corner park on Galiano St and Navarre Ave. This is a substantial upgrade of the Alhambra Circle streetscape, and the preservation and adaptive reuse of the historic Navarre building.

- 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 Applicant is proposing a PAD designation to allow flexibility in the requirements of the underlying Mixed-Use zoning district, specifically the upper story stepback facing Alhambra Circle. While the new building is not providing the full required 10-foot stepback, the proposed building is providing a 6' stepback facing Alhambra Circle. This departure allows for a larger park space that is publicly accessible on the opposite side of the building site. Furthermore, the addition of street trees and substantial upgrades to the Alhambra Circle streetscape softens the reduced upper story stepback. The project is also proposing a space in front of the enclosed loading area for parking vans, when all loading and unloading areas are required to be within fully enclosed areas. The space will be buffered from the sidewalk with landscape and allow limited use for parking with the proposed conditions of approval.

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. It meets the underlying zoning regulations of MX district, except the front stepback facing Alhambra Circle and unenclosed loading area.

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 results in a publicly-accessible ground-floor open space, including arcades that are fronted by commercial uses. A public park is provided on the corner of Galiano and Navarre. The Alhambra Circle streetscape is significantly improved with street trees and a bike trail to better utilize the current excessive asphalt. The historic Navarre building is preserved and adaptively reused with public access. The project's ground floor pedestrian amenities enhance the redevelopment of the area. The project will be required to underground all overhead utilities.

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 project is located at the edge of the Central Business District (CBD). The proposed mixed-use project is compatible with the transition of uses between the commercial uses of downtown and the multi-family buildings of North Ponce. The proposed project provides the greatest mass and intensity facing Alhambra Circle - which is compatible with the intent of this commercial entrance into the business district – while also providing significant street improvements on Alhambra Circle to transform the streetscape to be more compatible with the tree-lined streets of North Ponce.

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

**Staff comments:** The redevelopment of this property fulfills the objective of the City to attract mix of uses with public open spaces and reuse of in an urban environment. The dedicated park space and streetscape improvements with street trees and landscape contribute to the desirability of the proposed PAD within the transitional area between downtown and North Ponce.

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 high quality, creative design and site planning that is compatible with the City’s architectural heritage, surrounding development, public spaces, and open spaces. The proposed streetscape improvements are “consistent” with multiple objectives and policies to improve amenities within public spaces and streets – specifically street trees, improved pedestrian crossings, and bicycle paths to encourage walking and cycling with the intent of enhancing the feeling of safety.

**D. 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.
	1 acre for PAD	1.12 acres
FAR	3.0, or 3.5 with Med Bonus Level 2	3.5 FAR, or 170,195 sq. ft.
Building height	Current Zoning: Mixed-Use 2 70 ft., 97 feet (Med Bonus Level 2) Proposed Zoning: 110.5 ft., 137.5 feet (Med Bonus Level 2)	137 feet
Number of stories	After change of zoning to MX2.5: 12 floors/37 feet	<b>12 stories</b>
<b>Proposed Uses:</b>		
<i>Residential</i>	Density: 125 units/acre 140 units	Density: 59 units/acre <b>66 units</b> (71.2%)
<i>Ground Floor Commercial</i>		12,400 sq. ft. (7.3%)
<i>Office</i>		13,896 sq. ft. (8%)
<b>Parking</b>		
<i>Residential Units</i>		
<i>1BR, 10 units @1/unit</i>	10 spaces	
<i>2BR, 28 units @1.75/unit</i>	49 spaces	
<i>3BR, 28 units @2.25/unit</i>	63 spaces	
<i>Retail @ 1 space/300</i>	41.3 spaces (12,400 sq. ft./300)	
<i>Office @ 1 space/300</i>	46.5 spaces (13,896 sq. ft./300)	
<b>Total Parking</b>	154 per shared parking analysis	173 spaces
Open Space at ground level	9,754 sq. ft. (20%) of the site area	11,220 sq. ft. (23%) on-site (incl. 75% of covered paseo)

Setbacks	Permitted/Required	Permitted/Required
Primary street frontages Alhambra Circle	0 ft. 10 ft above 45 ft	0 feet 6 feet above 45 feet
Side street (North) (Navarre Avenue)	0 ft. 10 ft above 45 ft	0 feet 9'-8" above 45 feet
Side street (South) (Minorca Avenue)	0 ft. 10 ft above 45 ft	0 feet 13'-6" 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 66 residential units, ground floor retail and restaurant, with a public park, adaptive reuse of historic building, and 173 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 prohibiting parking outside of the loading area by the sidewalk and extending the curb to allow street trees and landscape on Alhambra Circle to lessen any potential visual impact of the proposed redevelopment.

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

STANDARD	STAFF EVALUATION
1. The proposed conditional use is consistent with and furthers the goals, objectives and policies of	<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

STANDARD	STAFF EVALUATION
the Comprehensive Land Use Plan and furthers the purposes of these regulations and other City ordinances and actions designed to implement the Plan.	provisions incorporated by the Applicant which address the City objectives for encouraging mix of uses and protection of historic resources from redevelopment. Policy FLU-1.4.3 encourages the sensitive reuse of historic resources.
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.	<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.
3. The proposed conditional use does not conflict with the needs and character of the neighborhood and the City.	<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 proposed site plan also includes a restaurant facing the existing school fields. 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.
4. The proposed conditional use will not adversely or unreasonably affect the use of other property in the area.	<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 park/plaza provides a buffer to lessen any impacts to the existing multi-family buildings.
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 park between the mixed-use buildings of downtown and multi-family buildings.
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,

STANDARD	STAFF EVALUATION
8. The design of the proposed driveways, circulation patterns and parking is well defined to promote vehicular and pedestrian circulation.	<p>restaurants, and residential developments to the area and to create a pedestrian oriented urban environment.</p> <p><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.</p>
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.	<p><b>Yes.</b> The proposed project was reviewed by the Public Works Department and meets concurrency and does not adversely burden public facilities.</p> <p>Furthermore, a Trip Generation Analysis was done by Kimley Horn &amp; Associates and accepted by the Public Works Department. It is provided in the Applicant’s submittal.</p> <p>Additionally, certain conditions of approval are recommended to ensure the project meets required infrastructure.</p>

*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 all developments within the GRID that increase intensity/density to complete a Traffic Impact Study (TIS). A Trip Generation Analysis was completed by Kimley Horn & Associates and concluded that the proposed mixed-use and low-density development program does not warrant a Traffic Impact Study.

*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 right-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 50-foot wide 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	10.28.22
Board of Architects (Preliminary Design and Mediterranean Architecture)	03.02.23
Planning and Zoning Board	07.12.23
City Commission (1 <sup>st</sup> reading)	TBD
City Commission (2 <sup>nd</sup> reading)	TBD

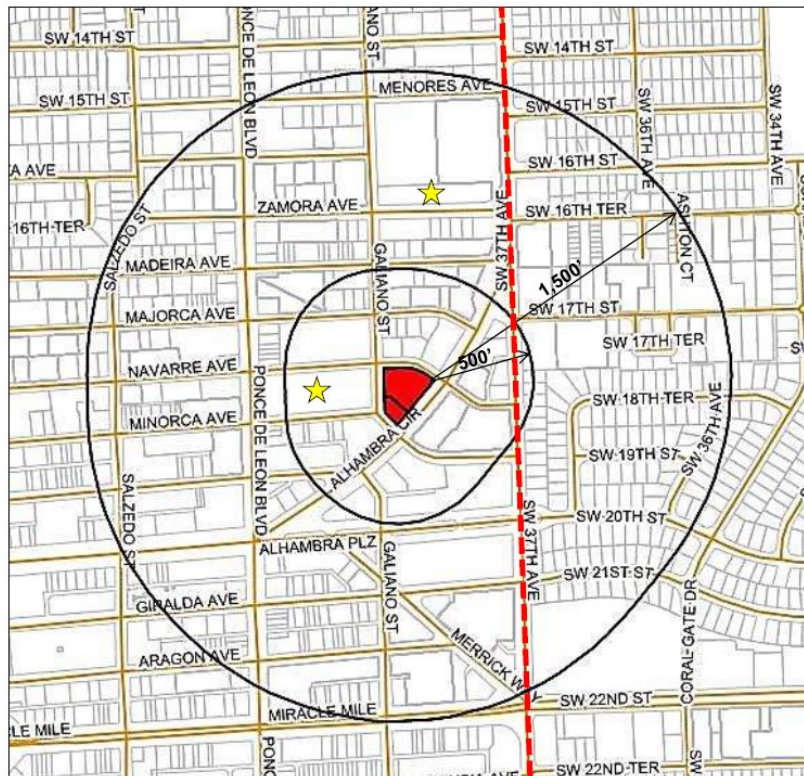
STAFF REVIEW				
Department	DRC 10.28.22	Board of Architects 03.02.23	Staff Meeting 04.24.23	Comments Provided?
Historical Resources and Cultural Arts	x		x	Yes
Parking	x		x	Yes
Public Works - Landscape	x		x	Yes
Concurrency	x		x	Yes
Police	x			Yes
Fire	x			Yes
Public Works	x		x	Yes
Zoning	x		x	Yes
Board 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 April 26, 2023 with notification to all property owners. A summary of the meeting is provided with the Applicant’s submittal in Attachment A.

The Zoning Code requires that a mailed notification be provided to all property owners within 1,500 feet of the property. The notification was sent on June 29, 2023. 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 2,585 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	04.26.23
Mailed notification	06.29.23
Sign posting of property	06.30.23
Legal advertisement	06.30.23
Posted Staff report on City web page	07.07.23

## 5. Staff Recommendation.

The Planning Division based upon the complete Findings of Fact contained within this Report recommends the following:

1. *An Ordinance of the City Commission of Coral Gables, Florida amending the Future Land Use Map of the City of Coral Gables Comprehensive Plan pursuant to Zoning Code Article 14, "Process," Section 14-213, "Comprehensive Plan Text and Map Amendments," and Small Scale amendment procedures (ss. 163.3187, Florida Statutes), from "Commercial Mid-Rise Intensity" to "Mixed Use" for 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; providing for a repealer provision, severability clause, and providing for an effective date. (LPA review)*

Staff recommends **Approval.**

2. *An Ordinance of the City Commission of Coral Gables, Florida making zoning district boundary changes pursuant to Zoning Code Article 14, "Process," Section 14-212, "Zoning Code Text and Map Amendments," from Mixed-Use 2 (MX2) District to Mixed-Use 2.5 (MX2.5) District for all of Block 15, Coral Gables Section "L" (20 and 42 Navarre Avenue, 33, 43 and 47 Alhambra Circle and 2001 Galiano Street); providing for a repealer provision, severability clause, and providing for an effective date.*

Staff recommends **Approval.**

3. *An Ordinance of the City Commission of Coral Gables, Florida granting approval of a Planned Area Development (PAD) pursuant to Zoning Code Article 14, "Process," Section 14-206, "General Procedures for Planned Area Development" for a 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.*

Staff recommends **Approval, with conditions.**

4. *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.*

Staff 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.

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 137'-0" feet.
    - ii. 3.5 FAR (170,195 sq. ft.)
    - iii. 66 multi-family units
    - iv. 173 parking spaces
    - v. 11,220sq. ft. (23%) 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.** Within thirty (30) days of City Commission approval of the Application, the Applicant, property owner(s), its successors or assigns shall submit a restrictive covenant for City Attorney review and approval outlining all conditions of approval as approved by the City Commission. Failure to submit the draft restrictive covenant within the specified time frame shall render the approval void unless said time frame for submittal of the draft restrictive covenant is extended by the City Attorney after good cause as to why the time frame should be extended. It is recognized that the requirements contained in the restrictive covenant constitute regulatory conditions of approval and shall survive as regulatory conditions of approval even if the restrictive covenant is later found to be void or unenforceable.
  
3. **Prior to issuance of the first Building Permit,** Applicant shall:
  - a. **Impact Fees.** The Applicant shall include the payment of all applicable City of Coral Gables impact fees, sewer capacity fees and service charges prior to the issuance of a building permit. No impact fee shall be waived.
  - b. **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. **Development Phasing.** The stabilization of the local historic landmark at 42 Navarre shall be Phase 1 and completed prior to the issuance of any building permit related to the development, Phase 2. Phase 3 shall include the public park on the corner of Navarre and Galiano.

- h. **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.
  - i. **Traffic Calming Improvements.** All proposed traffic flow modifications including street design, asphalt reduction, landscape, bike trail, and crosswalk(s) on Alhambra Circle, landscaped bumpouts on both sides of Navarre and Minorca, and raised crosswalk across Minorca shall require written conceptual approval of Miami-Dade County and the City prior to the issuance of the first City permit for vertical construction.
  - j. **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.
  - k. **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.
  - l. **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.
  - m. **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.
  - n. **Construction Notices.** Provide written notice to all properties within one thousand (1,000) feet of the project boundaries providing a specific liaison/contact person for the project including the contact name, contact telephone number and email, to allow communication between adjacent neighbors or interested parties of construction activities, project status, potential concerns, etc.
4. **Prior to issuance of the first Certificate of Occupancy or Temporary Certificate of Occupancy,** Applicant shall:
- a. **Sustainability Certification.** The developer/owner/contractor shall provide the City with a performance bond, cash or irrevocable letter of credit payment (Green Building Bond) in the amount of three (3%) percent of the master building permit construction cost value.
  - b. **Underground utilities.** Submit all necessary plans and documents and complete the undergrounding of all utilities along all public rights-of-way surrounding and adjacent project boundary, including overhead utilities on both sides of Galiano to the north side of Navarre, subject to review and approval by the Directors of Public Works, Landscape Services and Planning and Zoning.

- c. **Utility Upgrades.** Water and Sewer system upgrades and all associated right-of-way improvements may be required 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 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 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 identified on the Applicant's approved plans and associated detail plans and specifications 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 Open Spaces Easement.** Execute and record a Publicly Accessible Open Spaces Easement Agreement between the City and the Owner for the public park located at the corner of Galiano Street and Navarre Avenue, for the pedestrian pass-through portion of the paseo, and for the arcade. 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. The Navarre/Galiano Park shall be accessible to the public from dawn to dusk, daily. Any doors or gates, if proposed, shall be open and unlocked during these hours. Any fencing or enclosures shall comply with Zoning Code requirements and shall incorporate similar design elements/materials of the existing historic wall/fence.
  - iii. All open spaces and any associated park 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.

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

- a. **Sustainability Certification.** Within two years of the issuance of a Final Certificate of Occupancy, the building must achieve LEED Silver or equivalent certification. If the applicant chooses to pursue NGBS Silver Certification, an Energy Star Label will also be required within two years of the Final Certificate of Occupancy.
  - i. The City will hold the Green Building Bond for the time necessary for the green certification, or equivalent, to be issued for twenty-four (24) months after issuance of the Certificate of Occupancy or Completion; whichever occurs first. Upon receiving final

- documentation of certification from the developer/owner/contractor, the City shall release the full amount of the bond within thirty (30) days.
- ii. If the developer/owner/contractor is unable to provide proof of green certification, or equivalent, within twenty-four (24) months after issuance of the Certificate of Occupancy or Completion, the full amount of the Green Building Bond shall be forfeited to the City. Any proceeds from the forfeiture of the bond under this section shall be allocated toward funding Sustainability Master Plan initiatives.
  - b. **Traffic Monitoring.** At the Applicant's expense, the City shall perform an annual traffic monitoring study for three years beginning one year from the issuance of the first Temporary Certificate of Occupancy at locations to be determined by the Public Works Director. If the Public Works Director determines that livability improvements are warranted on any of these roadways, the Applicant shall construct or pay for any physical livability improvements required by these studies within one year of the completion of these studies, as approved by the Public Works Director.
  - 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. **Loading area.** Proposed space outside of loading area shall remain buffered from view with landscape. The use of the space shall be limited to loading vans only. Parking of anytime shall be prohibited.
  - e. **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 for Phase 2 (mixed-use building).

## ATTACHMENTS


- A. Applicant's submittal package.
- B. Notice mailed to all property owners within 1,500 feet and legal ad.
- C. 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  
City Planner  
City of Coral Gables, Florida

	<b>City of Coral Gables Public Hearing Notice</b>	
<b>Applicant:</b>	<b>33 Alhambra Propco, LLC</b>	
<b>Application:</b>	<ol style="list-style-type: none"> <li><b>1. Comprehensive Plan Map Amendment</b></li> <li><b>2. Zoning Code Map Amendment</b></li> <li><b>3. Planned Area Development Site Plan</b></li> <li><b>4. Mixed-Use Site Plan</b></li> </ol>	
<b>Property:</b>	<b>33 Alhambra</b>	
<b>Public Hearing - Date/Time/ Location:</b>	<b>PLANNING &amp; ZONING BOARD</b> <b>Wednesday, July 12, 2023, 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, the Planning and Zoning Board will conduct a Public Hearing on **Wednesday, July 12, 2023** on the following applications at the Coral Gables City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida.

These applications have been submitted by Mr. Mario Garcia-Serra on behalf of 33 Alhambra Propco, LLC for a mixed-use project located at 33 Alhambra Circle. The project includes 10 one-bedroom units, 28 two-bedroom units, and 28 three-bedroom units. The total number of parking spaces proposed is 173 spaces. Approximately 27,237 square feet of commercial space is proposed, as well as 11,208 square feet of open space, including a public park with improvements at the corner of Galiano and Navarre. The project also includes the preservation and adaptive re-use of the historic building located at 42 Navarre to be an event and office space for the proposed restaurant. The proposed building is 137 feet tall and 10 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 two (2) public hearings (Ordinance format).

The applications include:

1. *An Ordinance of the City Commission of Coral Gables, Florida amending the Future Land Use Map of the City of Coral Gables Comprehensive Plan pursuant to Zoning Code Article 14, "Process," Section 14-213, "Comprehensive Plan Text and Map Amendments," and Small Scale amendment procedures (ss. 163.3187, Florida Statutes), from "Commercial Mid-Rise Intensity" to "Mixed-Use" for 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; providing for a repealer provision, severability clause, and providing for an effective date. (LPA review)*
2. *An Ordinance of the City Commission of Coral Gables, Florida making zoning district boundary changes pursuant to Zoning Code Article 14, "Process," Section 14-212, "Zoning Code Text and*



*Map Amendments,” from Mixed-Use 2 (MX2) District to Mixed-Use 2.5 (MX2.5) District for all of Block 15, Coral Gables Section “L” (20 and 42 Navarre Avenue, 33, 43 and 47 Alhambra Circle and 2001 Galiano Street); providing for a repealer provision, severability clause, and providing for an effective date.*

3. *An Ordinance of the City Commission of Coral Gables, Florida granting approval of a Planned Area Development (PAD) pursuant to Zoning Code Article 14, “Process,” Section 14-206, “General Procedures for Planned Area Development” for a 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.*
4. *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 via Zoom at [www.zoom.us/j/83788709513](https://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.

Sincerely,

*City of Coral Gables, Florida*

**MIAMI-DADE**

**STATE OF FLORIDA  
COUNTY OF MIAMI-DADE:**

Before the undersigned authority personally appeared ROSANA SALGADO, who on oath says that he or she is the LEGAL CLERK, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, of Miami-Dade County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

CITY OF CORAL GABLES - PUBLIC HEARING - LOCAL  
PLANNING AGENCY / PLANNING AND ZONING BOARD - JUL.  
12, 2023

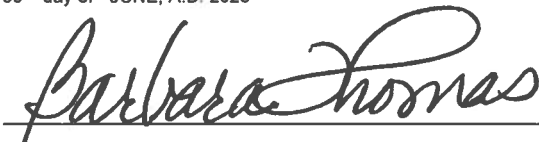
in the XXXX Court,  
was published in a newspaper by print in the issues of Miami  
Daily Business Review f/k/a Miami Review on

06/30/2023

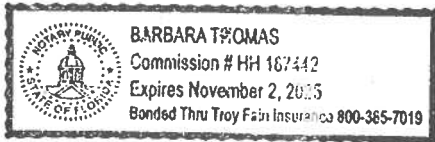
Affiant further says that the newspaper complies with all  
legal requirements for publication in chapter 50, Florida  
Statutes.



Sworn to and subscribed before me this  
30 day of JUNE, A.D. 2023



(SEAL)  
ROSANA SALGADO personally known to me



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

**City Public Hearing**      **Local Planning Agency / Planning and Zoning Board**  
**Dates/Times**                      **Wednesday, July 12, 2023, 6:00 p.m.**

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

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

1. An Ordinance of the City Commission of Coral Gables, Florida, providing for text amendments to the City of Coral Gables Official Zoning Code pursuant to Zoning Code Article 14, "Process," Section 14-212, "Zoning Code Text and Map Amendments," by amending the following provisions: (1) Article 1, "General Provisions," creating a new zoning district Mixed-Use 2.5 (MX2.5); (2) Article 2, "Zoning Districts," creating a new zoning district Mixed-Use 2.5 (MX2.5) and associated provisions; (3) Article 3, "Uses," creating a new zoning district and assigning certain uses; and (4) Article 5 "Architecture," creating a new zoning district; providing for repealer provision, severability clause, codification, and providing for an effective date.
2. An Ordinance of the City Commission of Coral Gables, Florida amending the Future Land Use Map of the City of Coral Gables Comprehensive Plan pursuant to Zoning Code Article 14, "Process," Section 14-213, "Comprehensive Plan Text and Map Amendments," and Small Scale amendment procedures (ss. 163.3187, Florida Statutes), from "Commercial Mid-Rise Intensity" to "Mixed-Use" for 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; providing for a repealer provision, severability clause, and providing for an effective date. (LPA review)

July 12, 2023

3. An Ordinance of the City Commission of Coral Gables, Florida making zoning district boundary changes pursuant to Zoning Code Article 14, "Process," Section 14-212, "Zoning Code Text and Map Amendments," from Mixed-Use 2 (MX2) District to Mixed-Use 2.5 (MX2.5) District for all of Block 15, Coral Gables Section "L" (20 and 42 Navarre Avenue, 33, 43 and 47 Alhambra Circle and 2001 Galiano Street); providing for a repealer provision, severability clause, and providing for an effective date.
4. An Ordinance of the City Commission of Coral Gables, Florida granting approval of a Planned Area Development (PAD) pursuant to Zoning Code Article 14, "Process," Section 14-206, "General Procedures for Planned Area Development" for a 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.
5. 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.
6. An Ordinance of the City Commission of Coral Gables, Florida granting Conditional Use for a Building Site Determination approval pursuant to Zoning Code Article 14, "Process", Section 14-202.6, "Building Site Determination" and Section 14-203, "Conditional Uses" to separate two (2) single-family building sites on the property zoned Single-Family Residential (SFR) District, legally described as Lots 21 and 22, Block 3, Coral Estates, Coral Gables, Florida; one (1) building site consisting of Lot 21 (east parcel), and the other (1) building site consisting of Lot 22 (west parcel); including required conditions; providing for a repealer provision, severability clause, and an effective date.
7. An Ordinance of the City Commission of Coral Gables, Florida, amending Ordinance No. 2014-05 to increase the maximum student enrollment from 140 to 195 students at the Margaux Early Childhood School at Temple Judea located at 5500 Granada Boulevard, Coral Gables, Florida; all other conditions of approval contained in Ordinance No. 2014-05 shall remain in effect; and providing an effective date.
8. An Ordinance of the City Commission of Coral Gables, Florida providing for a text amendment to Article 2 "Zoning Districts," Section 2-405 "Residential Infill Regulations Overlay District (RIR)" of the City of Coral Gables Official Zoning Code to provide a maximum building length of three hundred feet for all properties seeking approval pursuant to the Residential Infill Regulations; providing for severability, repealer, codification, and an effective date.

9. An Ordinance of the City Commission of Coral Gables, Florida granting approval of proposed amendments to the text of the City of Coral Gables Comprehensive Plan Future Land Use Element, pursuant to expedited state review procedures (S.163.3184, Florida Statutes) and Zoning Code Article 14, "Process," Section 14-213, "Comprehensive Plan Text and Map Amendments;" to provide for additional building height up to one hundred and fifty feet with parks incentives if developed pursuant to the Design & Innovation District regulations and clarifying the Design & Innovation District as a Transfer of Development Rights receiving area; providing for a repealer provision, providing for a severability clause, and providing for an effective date.
10. An Ordinance of the City Commission of Coral Gables, Florida, providing for text amendments to the City of Coral Gables Official Zoning Code pursuant to Zoning Code Article 14, "Process," Section 14-212, "Zoning Code Text and Map Amendments," to create an incentive program within the Design & Innovation District and allow a maximum building height of one hundred and fifty feet when providing a park open to the public, providing for repealer provision, severability clause, codification, and providing for an effective date.

The Planning and Zoning Board will be holding its regular board meeting on Wednesday, July 12, 2023, 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/cgtv](http://www.coralgables.com/cgtv)) as well as Channel 77 on Comcast.

Sincerely,  
City of Coral Gables, Florida  
6/30

23-91/000067113M

2/2



# 33 Alhambra

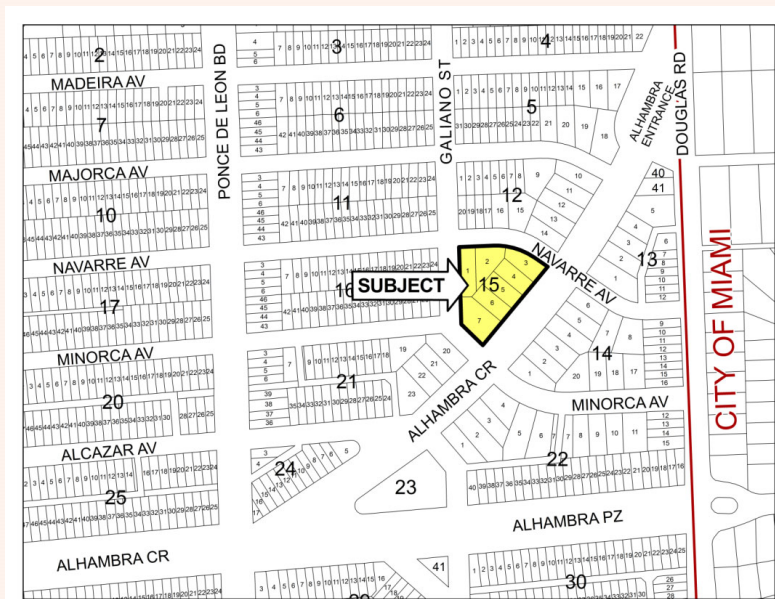
COMPREHENSIVE PLAN MAP AMENDMENTS;  
ZONING MAP AMENDMENTS;  
PLANNED AREA DEVELOPMENT (PAD);  
AND MIXED-USE SITE PLAN

PLANNING & ZONING BOARD  
JULY 12, 2023



1

## LOCATION



2

# LOCATION

2



3

# EXISTING CONDITIONS

2



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**REQUEST #1:**  
COMPREHENSIVE PLAN MAP AMENDMENTS

**REQUEST #2:**  
ZONING MAP AMENDMENT

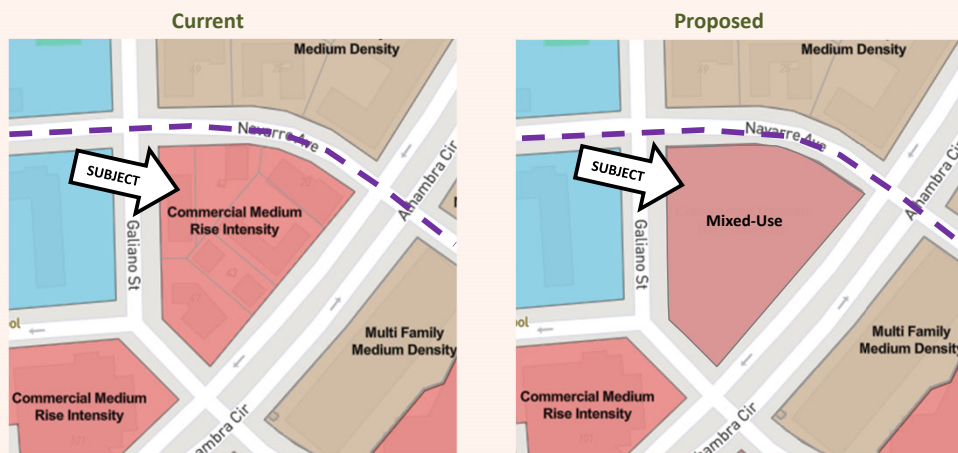
**REQUEST #3:**  
PLANNED AREA DEVELOPMENT (PAD) DESIGNATION

**REQUEST #4:**  
MIXED-USE SITE PLAN (CONDITIONAL USE)

5

5

## 1. COMPREHENSIVE PLAN MAP

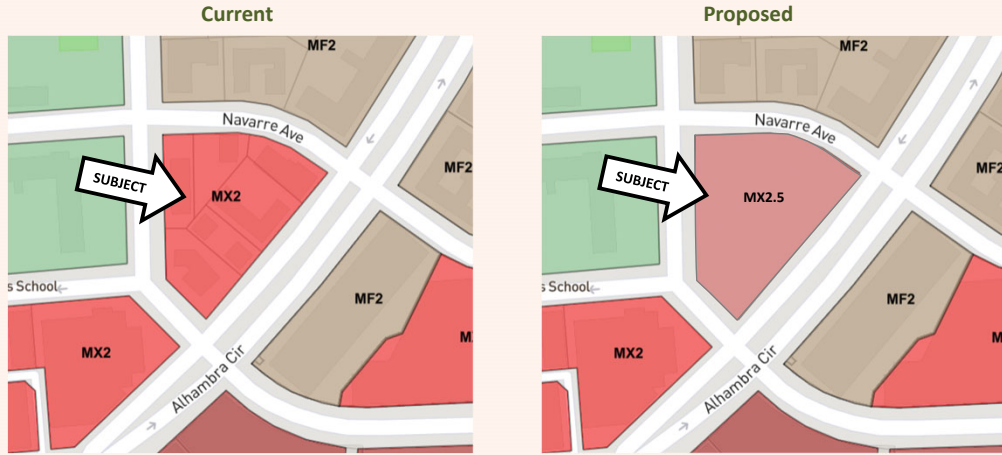


Change the land use to Commercial Mid-Rise Intensity to Mixed-Use for entire block

6

6

## 2. ZONING MAP



Change the zoning to Mixed Use 2 (MX2) to Mixed Use 2.5 (MX2.5)

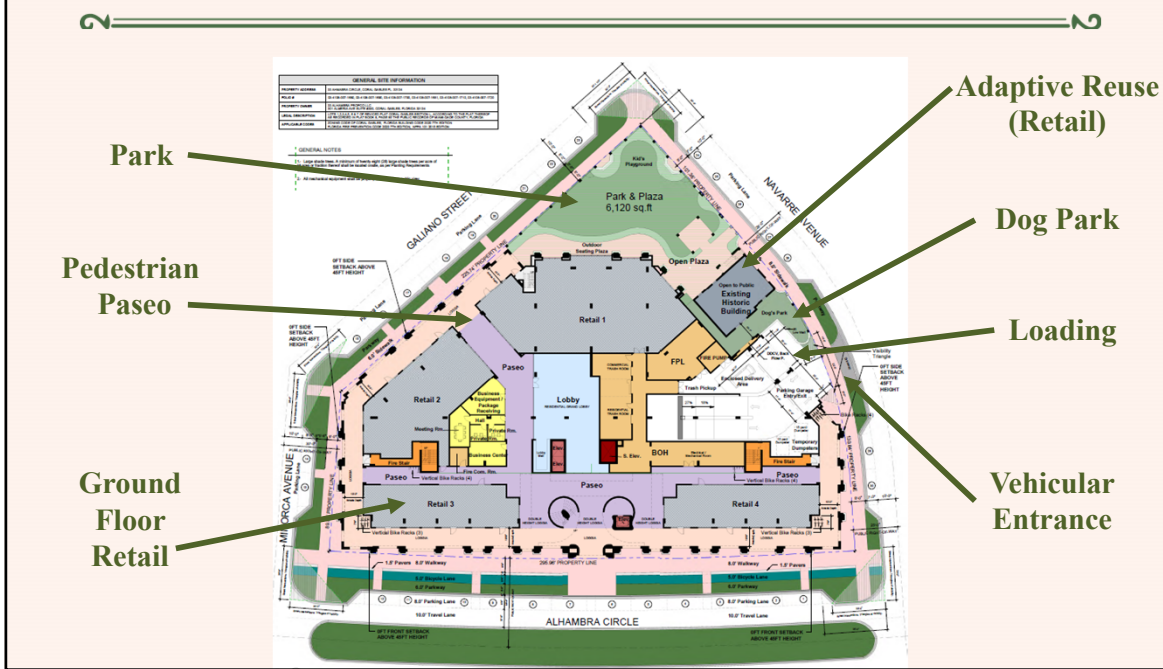
7

## 3. PLANNED AREA DEVELOPMENT (PAD)



8

## 4. MIXED-USE SITE PLAN



9

## “33 ALHAMBRA”

	ALLOWED/REQUIRED	PROPOSED
LOT AREA	1 ACRE FOR PAD	1.12 ACRES
OPEN SPACE	9,754 SQFT, 20% (PAD)	11,220 SQFT (23%)
DENSITY	UNLIMITED (WITHIN THE CBD)	59 U/A OR 66 UNITS
HEIGHT	137.5' (MX2.5)	137' / 12 STORIES
FLOOR AREA RATIO (FAR)	3.5 FAR (170,695 SQ. FT.)	3.5 FAR (170,195 SQ. FT.)
FRONT SETBACK	0'	0'
FRONT UPPER FLOOR STEPBACK	10' ABOVE 45'	+/- 6'-0" ABOVE 45'
PARKING SPACES	154	173
BICYCLE PARKING	18	18

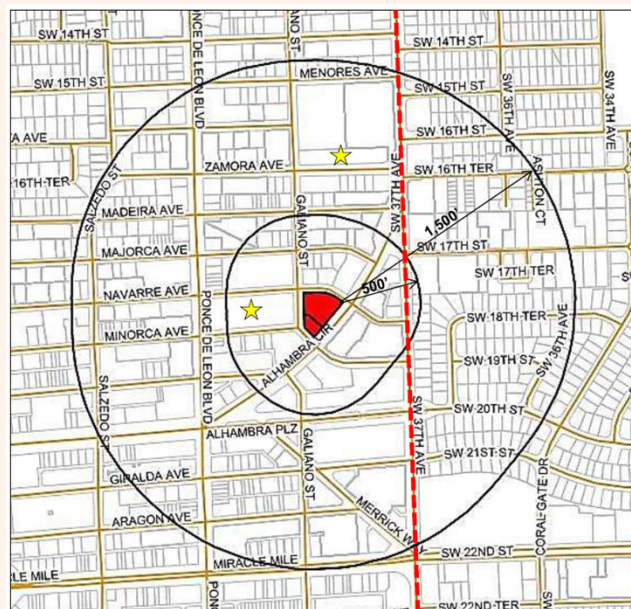
10



## REVIEW TIMELINE

<b>1</b>	<b>DEVELOPMENT REVIEW COMMITTEE: 10.28.22</b>
<b>2</b>	<b>BOARD OF ARCHITECTS: 03.02.23</b>
<b>3</b>	<b>NEIGHBORHOOD MEETING: 04.26.23</b>
<b>4</b>	<b>PLANNING AND ZONING BOARD: 07.12.23</b>
<b>5</b>	<b>CITY COMMISSION (FIRST READING): TBD</b>
<b>6</b>	<b>CITY COMMISSION (SECOND READING): TBD</b>

## LETTERS TO PROPERTIES (1,500 FT)



<b>PUBLIC NOTIFICATION</b>	
<b>2 TIMES</b>	<b>LETTERS TO PROPERTIES</b> NEIGHBORHOOD MEETING, 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

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<b>COMPREHENSIVE PLAN CONSISTENCY</b>
<p>STAFF’S DETERMINATION IS THAT THIS APPLICATION IS <b><u>CONSISTENT</u></b> WITH THE COMPREHENSIVE PLAN GOALS, OBJECTIVES AND POLICIES.</p> <p>THE APPLICATION <b><u>COMPLIES</u></b> WITH THE FINDINGS OF FACT.</p> <p>THE STANDARDS FOR APPROVAL ARE <b><u>SATISFIED, SUBJECT TO CONDITIONS OF APPROVAL.</u></b></p>

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## STAFF RECOMMENDATIONS

REQUEST #1: COMPREHENSIVE PLAN MAP AMENDMENT:  
**APPROVAL.**

REQUEST #2: ZONING MAP AMENDMENT:  
**APPROVAL.**

REQUEST #3: PLANNED AREA DEVELOPMENT:  
**APPROVAL, WITH CONDITIONS.**

REQUEST #4: MIXED-USE SITE PLAN:  
**APPROVAL, WITH CONDITIONS.**

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## CONDITIONS OF APPROVAL

1. **CONSTRUCTION STAGING MUST KEEP ALHAMBRA CIRCLE SIDEWALK OPEN THROUGHOUT CONSTRUCTION**
2. **TRAFFIC CALMING: REDUCTION OF ASPHALT WITH LANDSCAPE, SHADE TREES, BIKE PATH, AND CROSSWALK(S) ON ALHAMBRA CIRCLE AND LANDSCAPED BUMPOUTS ON BOTH SIDES OF NAVARRE AND MINORCA**
3. **UNDERGROUND UTILITIES ON BOTH SIDES OF GALIANO TO THE NORTH SIDE OF NAVARRE**
4. **PASEOS TO BE PUBLICLY ACCESSIBLE AT ALL TIMES; PARK OPEN TO PUBLIC FROM DAWN TO DUSK**
5. **TRAFFIC MONITORING FOR 3 YEARS BEGINNING 1 YEAR FROM FIRST TEMPORARY CERTIFICATE OF OCCUPANCY**
6. **PARKING PROHIBITED IN FRONT OF LOADING AREA**
7. **MINIMUM OF 75% OF GROUND FLOOR RETAIL LEASED WITHIN 1 YEAR AFTER LAST TEMPORARY CERTIFICATE OF OCCUPANCY**

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# *33 Alhambra*

COMPREHENSIVE PLAN MAP AMENDMENTS;  
ZONING MAP AMENDMENTS;  
PLANNED AREA DEVELOPMENT (PAD);  
AND MIXED-USE SITE PLAN

PLANNING & ZONING BOARD  
JULY 12, 2023

