



City of Coral Gables Planning and Zoning Staff Report

Property:	<u>Alexan Crafts</u>
Applicant:	Maple Multi-Family Land SE, L.P.
Application:	Planned Area Development (PAD) and Conditional Use Site Plan Review
Public Hearing:	Planning and Zoning Board / Local Planning Agency
Date & Time:	February 9, 2022, 6:00 – 9:00 p.m.
Location:	City Commission Chambers, City Hall 405 Biltmore Way, Coral Gables, Florida, 33134

1. APPLICATION REQUEST

Application request for Planned Area Development (PAD) and Conditional Use Site Plan review for a mixed-use project referred to as “Alexan Crafts” located in the recently rezoned Crafts Section, generally bounded by Le Jeune Road to the west, Salzedo Street to the east, Catalonia Avenue to the north, and Malaga Avenue to the south.

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

- 1. An Ordinance of the City Commission of Coral Gables, Florida granting approval of a Planned Area Development (PAD) pursuant to Zoning Code Article 14, “Process,” Section 14-206, “General Procedures for Planned Area Development” for a mixed-use project referred to as “Alexan Crafts” on property legally described as lots 5 thru 27, Block 28, Coral Gables Crafts Section (340, 330, 322, 314, 310, 300 Catalonia Avenue, 301, 309, 317, 323, 325, 333, 341 Malaga Avenue), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date.*
- 2. A Resolution of the City Commission of Coral Gables, Florida granting approval for Conditional Use Mixed-Use Site Plan pursuant to Zoning Code Section 2-200 “Mixed Use Districts” for a mixed-use project referred to as “Alexan Crafts” on property legally described as lots 5 thru 27, Block 28, Coral Gables Crafts Section (340, 330, 322, 314, 310, 300 Catalonia Avenue, 301, 309, 317, 323, 325, 333, 341 Malaga Avenue), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date.*

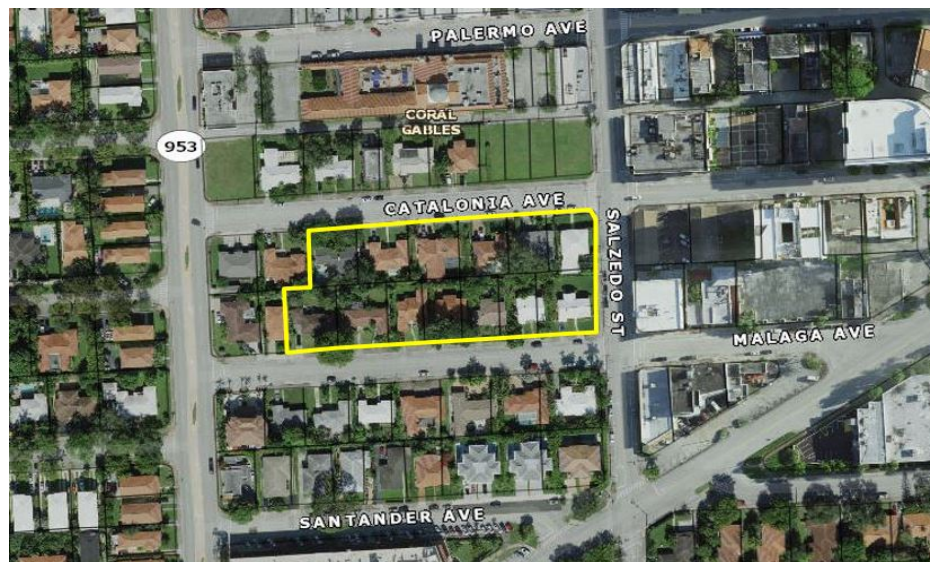
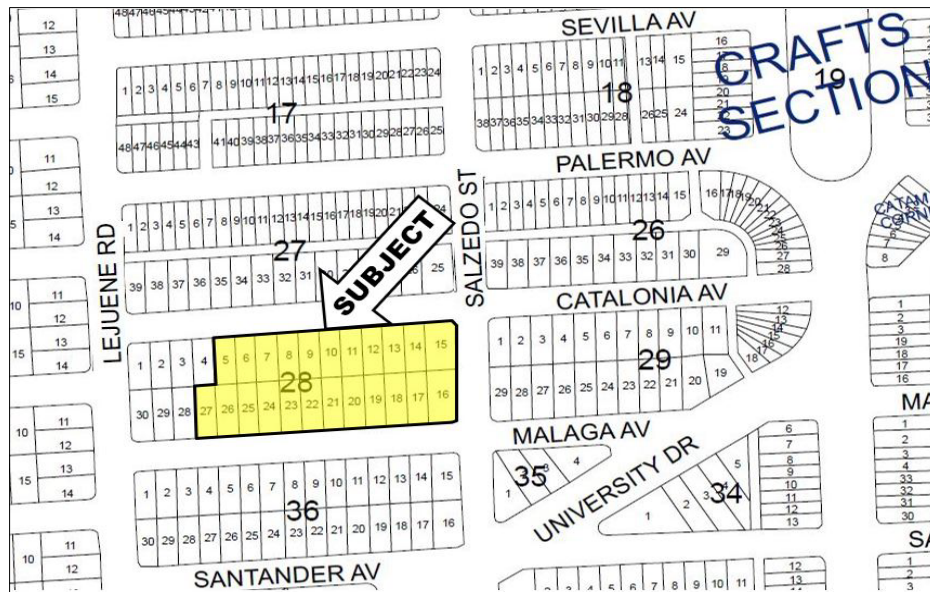
2. APPLICATION SUMMARY

Project Information

The applicant seeks to redevelop this area of the Crafts Section, proposing a mixed-use project containing 263 residential units and 22 live work units, with 364 parking spaces. The proposed building height is 77 feet at 7-stories. The application package submitted by the Applicant is provided as Attachment A.

Site Area	2.11 acres (91,933 square feet)
FAR	3.39 FAR (311,352 square feet)
Height	7-stories at 77 feet
Program	<ul style="list-style-type: none"> • 22 live-work units • 263 residential units • 26,036 square feet of landscaped open space (28.32%)
Parking	364 parking spaces

The project site comprised of lots 5 through 27, Block 28 of the Coral Gables Crafts Section, totaling approximately 91,933 square feet or 2.11 acres. There are existing single-family homes on site as this area was recently rezoned from Single-Family Residential to Mixed Use 1 (MX-1) District. Location map and aerial shown below:



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

Existing Property Designations

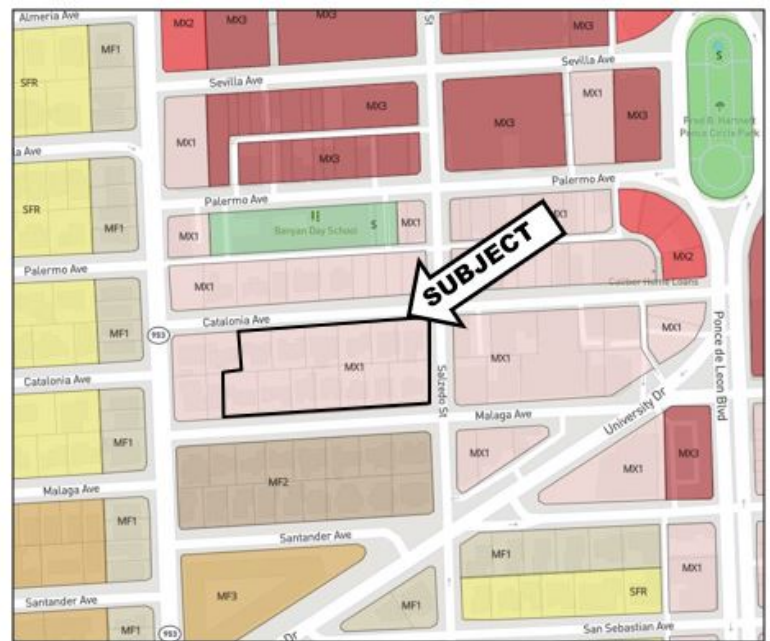
Comprehensive Plan Map designation	Commercial Low-Rise Intensity
Zoning Map designation	MX-1
Within a designated Mixed-Use Overlay District (MXOD)	No
Mediterranean Architectural District (citywide)	Yes
Within Coral Gables Redevelopment Infill District (GRID)	Yes

Surrounding Land Uses

Location	Existing Land Uses	CP Designations	Zoning Designations
North	Single-Family building/ Vacant	Commercial Low-Rise Intensity	MX-1
South	Single Family	Multi-Family Medium Density	MF2
East	Commercial building	Commercial Low-Rise Intensity	MX-1
West	Duplex	Multi-Family Duplex Density	MF-1



Future Land Use Map



Zoning Map

3. REVIEW TIMELINE / PUBLIC NOTICE

City Review Timeline

The submitted applications have undergone the following City reviews:

REVIEW COMMITTEES AND BOARDS	DATE
Development Review Committee	05.28.21
Board of Architects (Preliminary Design and Mediterranean Bonus)	08.19.21;11.18.21;12.09.21
Planning and Zoning Board	02.09.22
City Commission	TBD

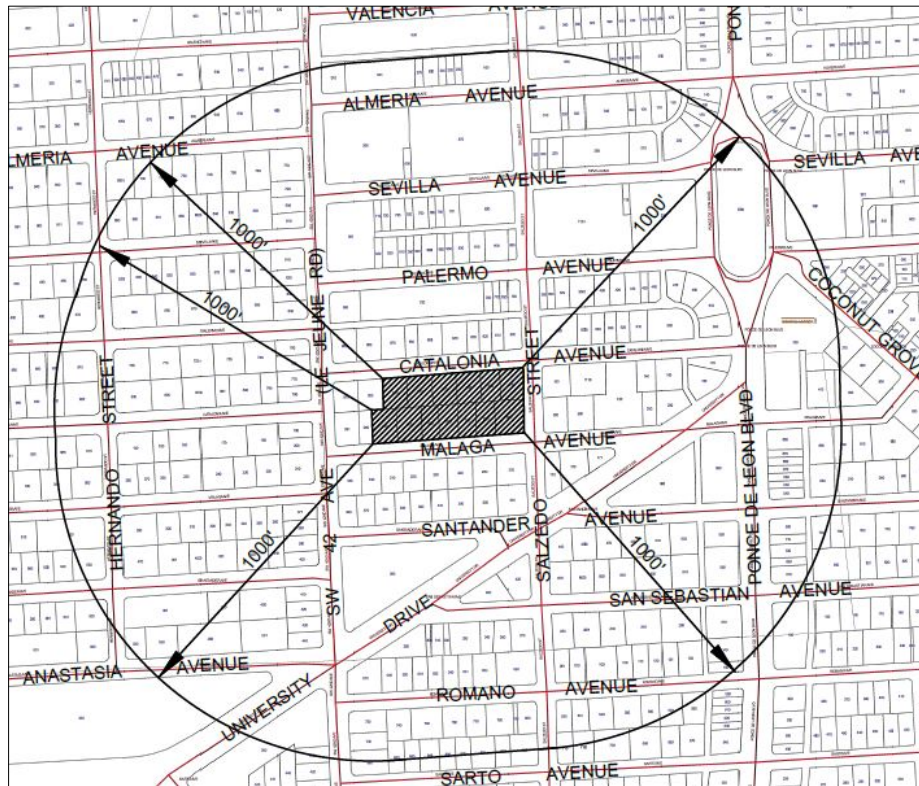
STAFF REVIEW			
Department	DRC 05.28.21	Board of Architects 08.19.21;11.18.21;12.09.21	Comments Provided?
Historical Resources and Cultural Arts			No
Art in Public Places	X		Yes
Parking	X		No
Public Service	X		Yes
Police			No
Fire	X		Yes
Public Works	X		Yes
Zoning	X		Yes
Board of Architects	X	X	Yes
Planning	X	X	Yes
Building	X		Yes

Public Notification and Comments

The Applicant held the mandatory neighborhood meeting on December 16, 2021 with notification to all property owners within 1,000 of the property. A copy of the meeting invitation and attendance list is on file with the Planning Division.

The Zoning Code requires notification be provided to all property owners within 1,000 feet of the property. The notification was sent on January 25, 2022. The notice indicates the following: applications filed; public hearing dates/time/location; where the application files can be reviewed and provides for an opportunity to submit comments. There were 443 notices mailed. A copy of the legal advertisement and notice are provided as Attachments E and F, respectively. A map of the notice radius is provided below.

Notification Radius Map



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

PUBLIC NOTICE	DATE
Applicant neighborhood meeting	December 26, 2021
Notification	January 25, 2022
Sign posting of property	January 25, 2022
Legal advertisement	January 28, 2022
Posted agenda on City web page/City Hall	February 4, 2022
Posted Staff report on City web page	February 4, 2022

This property falls within the Gables Redevelopment Infill District (GRID), which is generally located along the Ponce de Leon Boulevard corridor and US1. The City’s GRID allows development within its boundaries to move forward regardless of a roadway’s level of service (LOS). The City does, however, require all developments within the GRID that increase intensity/density to complete a Traffic Impact Analysis report and provide appropriate traffic mitigation to help offset the impacts. A Traffic Impact Study was prepared by Caltran Engineering, provided in Attachment B, it was reviewed and accepted by Public Works Department.

Gables Redevelopment Infill District (GRID)



4. APPLICANT'S PROPOSAL

PLANNED AREA DEVELOPMENT (PAD)

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

Purpose and Objectives

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

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

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 and densities through flexible guidelines. It provides greater opportunities for a variety of uses with ground-level, publicly accessible open space in an urban environment.

- 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 zoning district of Mixed Use 1 (MX-1), particularly the number of stories. While the project is 7 stories where only 6 stories is allowed, it is within the maximum allowable height of 77 feet. Such departure from the zoning code regulations allows the project to reduce the ground floor building coverage and building massing thereby creating additional opportunities for additional landscape open space areas for public benefit.

The maximum height is based upon the Comprehensive Plan Map designation, per Section 5-201.C. The Land Use designation of the subject property is Commercial Low-Rise Intensity which allows a maximum height of “up to 50’ maximum (no limitation on floors), or up to 77’ maximum (with a maximum of 2 additional floors) with architectural incentives per the Zoning Code.” As proposed, seven (7) stories is allowed only through PAD, as stated by the City Attorney’s opinion #CAO 2019-029 provided in attachment D. In addition, the City is also considering an amendment to the Comprehensive Plan to clarify that the maximum number of floors shall not apply to any PAD.

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-1 district, except for the number of stories. While the project is 7 stories, it is within the maximum allowable height of 77 feet. Seven (7) stories is allowed only through a PAD, as stated by the City Attorney’s opinion #CAO 2019-029 provided in attachment D.

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 courtyards and arcades that are fronted by commercial uses. All vehicular parking for the project and service access is within the confines of the building. The project’s ground floor pedestrian amenities enhance the redevelopment of the area. The project will be required to underground all overhead utilities. In addition, the proposal includes a public park of approximately 7,000 square feet, public realm improvements (i.e., landscaping, pedestrian benches, bicycle racks, waste receptacles, etc.) that will provide amenities for pedestrians.

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 within the Crafts Section which was recently rezoned to the least intense designation for mixed-use development (MX-1). The proposed mixed-use project is compatible and complies with the intent of the Zoning Code Mixed Use and PAD requirements and performance standards. It serves as an orderly transition from the Central Business District (CBD) to residential neighborhood.

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 in an urban environment.

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.

CONDITIONAL USE FOR 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. The Applicant benefits from the option to construct residential development in urban areas, while the City benefits from mandatory architectural features that enhance the beauty and the walkability of those urban areas.

Mediterranean Architectural Style

The proposed project received preliminary approval which included Mediterranean architectural style approval from the Board of Architects on December 16, 2021.

5. FINDINGS OF FACT

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

To provide an overview of the purpose and intent of the Conditional Use provisions, Zoning Code 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 263 residential units and 22 live-work units, with 364 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.

Site Data

Standard	Required/Permitted	Proposed
Building Site	10,000 sq. ft.	91,933 sq. ft.
	1 acre for PAD which shall be contiguous and unified parcel	2.11 acres
Landscaped Open Space (ground-level outdoor area, which is open to the sky)	Landscaped open space required for a PAD shall be not less than (20%) of the PAD site.	21.1% open to sky 7.20% covered 28.32% total
Density	125 units per acre	263 units (125 units per acre)
FAR (Site Area of 91,933 sq. ft.)	3.0 = 275,799 sq. ft.	3.39 = 311,352 sq. ft.
FAR w/ Med Bonus I	3.2 =294,185 sq. ft.	
FAR w/ Med Bonus II	3.5 = 321,766 sq. ft.	
Setback	Required/Permitted	Proposed
Principal front	0	0 (Catalonia)
Side interior	0	11'-8" (West)
Side Street	0	1'-1" (Malaga)
Side Street	0	4'-1" (Salzedo)
Rear no alley	10	10
Stepback	Required/Permitted	Proposed
Principal front	10	10' (Catalonia)
Side Interior	10	16'-10" (West)
Side Street	10	10' (Malaga)
Side Street	10	10' (Salzedo)
Rear no alley	10	11'-4"
Building Height		
Principal Building	50 feet (per the Comprehensive Plan)	
Med Bonus I	5 stories/63.5 feet	
Med Bonus II	6 stories/77 feet	7 stories/77 feet (per PAD)
Parking	357 per shared parking analysis	364
Studio @1/unit (12 units)	12	
1BR @1/unit (165 units)	165	
2BR @1.75/unit (75 units)	131	
3BR @2.25/unit (11 units)	25	
Livework @1/unit + 1/350 (22 units)	22 + 22	

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 the Comprehensive Land Use Plan and furthers the purposes of these regulations and other City ordinances and actions designed to implement the Plan.	Yes. The proposed project meets the CP’s Goals, Objectives and Policies by encouraging mixed use development in a major corridor.
2. The available use to which the property may be put is appropriate to the property that is subject to the proposed conditional use and compatible with existing and planned uses in the area.	Yes. The proposed mixed-use project is permitted in the zoning district. It is a compatible transition between the Central Business District to the north and residential multi-family neighborhoods towards the south and west.
3. The proposed conditional use does not conflict with the needs and character of the neighborhood and the City	Yes. There are existing single-family homes on site. Redevelopment of this property to a mixed-use project adds density and fulfills the objectives of the City to provide greater housing opportunities in the area.
4. The proposed conditional use will not adversely or unreasonably affect the use of other property in the area.	Yes. The Applicant’s proposal of a mixed-use 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	Yes. The proposed mixed-use project is a compatible transition between the Central Business District to the North and the recently rezoned multi-family residential neighborhoods towards the South and West.
6. The parcel proposed for development is adequate in size and shape to accommodate all development features.	Yes. The project site comprises lots 5 through 27, Block 28 of the Coral Gables Crafts Section. It is approximately 91,933 square feet (2.11acres) 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.	Yes. The proposed project is consistent with the stated goals and objectives for mixed use redevelopment in the area. The redevelopment of this property as a mixed use project fulfills the objective of the City to attract retail, office, and 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.	Yes. All vehicular parking for the project is located within the confines of the building. Service access and areas are enclosed. Pedestrian circulation is well defined, enhanced by a midblock paseo and public open space.
9. The proposed conditional use satisfies the concurrency standards of Section 14-218 and will not adversely burden	Yes. A Traffic Impact Study (TIS) was done by Caltran Engineering Group and was reviewed and accepted by Public Works Department. Based on the TIS findings, the traffic impact associated to the proposed project

STANDARD	STAFF EVALUATION
public facilities, including the traffic-carrying capacities of streets, in an unreasonable or disproportionate manner.	<p>concluded that the project is not expected to have a negative impact in the surrounding roadway network.</p> <p>There is no sewer capacity on site, however, the Applicant is working with Public Works Department for solution.</p>

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

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

REF. NO.	COMPREHENSIVE PLAN GOAL, OBJECTIVE AND POLICY	STAFF REVIEW
1	Goal FLU-1. Protect, strengthen, and enhance the City of Coral Gables as a vibrant community ensuring that its neighborhoods, business opportunities, shopping, employment centers, cultural activities, historic value, desirable housing, open spaces, and natural resources make the City a very desirable place to work, live and play.	Complies
2	Objective FLU-1.1. Preserve Coral Gables as a “placemaker” where the balance of existing and future uses is maintained to achieve a high quality living environment by encouraging compatible land uses, restoring and protecting the natural environment, and providing facilities and services which meet or exceed the minimum Level of Service (LOS) standards and meet the social and economic needs of the community through the Comprehensive Plan and Future Land Use Classifications and Map (see FLU-1: Future Land Use Map).	Complies
3	<p>Policy FLU-1.7.2. The City shall continue to enforce the Mediterranean architectural provisions for providing incentives for infill and redevelopment that address, at a minimum, the impact on the following issues:</p> <ul style="list-style-type: none"> • Surrounding land use compatibility. • Historic resources. • Neighborhood Identity. • Public Facilities including roadways. • Intensity/Density of the use. • Access and parking. • Landscaping and buffering. 	Complies
4	Objective FLU-1.11. Maintain a pattern of overall low density residential use with limited medium and high density residential uses in appropriate areas to preserve the low intensity and high quality character of the residential neighborhoods.	Complies
5	Policy FLU-1.11.1. Maintain and enforce effective development and maintenance regulations through site plan review, code enforcement, and design review boards and committees.	Complies
6	Goal DES-1. Maintain the City as a livable city, attractive in its setting and dynamic in its urban character.	Complies
7	Objective DES-1.1. Preserve and promote high quality, creative design and site planning that is compatible with the City’s architectural heritage, surrounding development, public spaces and open spaces.	Complies
8	Policy DES-1.1.5. Promote the development of property that achieves unified civic design and proper relationship between the uses of land both within zoning districts and surrounding	Complies

REF. NO.	COMPREHENSIVE PLAN GOAL, OBJECTIVE AND POLICY	STAFF REVIEW
	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.	
9	Policy DES-1.1.6. Maintain the character of the residential and nonresidential districts, and their suitability for particular uses.	Complies
10	Policy DES-1.2.1. Continue the award of development bonuses and/or other incentives to promote Coral Gables Mediterranean design character providing for but not limited to the following: creative use of architecture to promote public realm improvements and pedestrian amenities; provide a visual linkage between contemporary architecture and the existing and new architectural fabric; encourage landmark opportunities; and creation of public open spaces.	Complies
11	Policy DES-1.2.2. Require that private development and public projects are designed consistent with the City’s unique and historical Mediterranean appearance in balance with contemporary architecture.	Complies
12	Policy DES-1.1.5. Promote 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.	Complies
13	Objective MOB-1.1. Provide solutions to mitigate and reduce the impacts of vehicular traffic on the environment, and residential streets in particular with emphasis on alternatives to the automobile including walking, bicycling, public transit and vehicle pooling.	Complies
14	Policy MOB-1.1.2. Encourage land use decisions that encourage infill, redevelopment and reuse of vacant or underutilized parcels that support walking, bicycling and public transit use.	Complies
15	Policy MOB-1.1.3. Locate higher density development along transit corridors and near multimodal stations.	Complies
16	Policy MOB-1.1.5. Improve amenities within public spaces, streets, alleys and parks to include the following improvements: seating; art; architectural elements (at street level); lighting; bicycle parking; street trees; improved pedestrian crossing with bulb-outs, small curb radii, on-street parking along sidewalks, pedestrian paths and bicycle paths to encourage walking and cycling with the intent of enhancing the feeling of safety.	Complies
17	Policy MOB-2.7.1. The City shall, via the review of development projects and city transportation improvement projects, conserve and protect the character and livability of all residential neighborhoods by preventing the intrusion of through vehicles on local and collector streets. The City shall discourage through traffic in neighborhoods and may incorporate traffic management and calming measures including, but not limited to, signage, landscape design, traffic calming devices and roadway design.	Complies

Staff Comments: Staff’s determination that this application is consistent with the CP Goals, Objectives and Policies that are identified above is based upon compliance with conditions of approval recommended by Staff. It provides mixed of uses and greater housing opportunities within close proximity to transit, employment centers, parks and schools. The Applicant’s plans address the City’s objectives for encouraging development near multi-modal transportation nodes. It also provides public amenity opportunities such as enhanced pedestrian environments and usable open spaces such as the 6,800 sq. ft. public park designed to the active enjoyment of the local neighborhood.

Staff Recommendation and Conditions of Approval.

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

1. *An Ordinance of the City Commission of Coral Gables, Florida granting approval of a Planned Area Development (PAD) pursuant to Zoning Code Article 14, "Process," Section 14-206, "General Procedures for Planned Area Development" for a mixed-use project referred to as "Alexan Crafts" on property legally described as lots 5 thru 27, Block 28, Coral Gables Crafts Section (340, 330, 322, 314, 310, 300 Catalonia Avenue, 301, 309, 317, 323, 325, 333, 341 Malaga Avenue), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date.*
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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 Greenberg Traurig, P.A. and Corwill Architects to include:
 - i. Maximum building height shall not to exceed 77 feet
 - ii. 3.39 FAR (311,352 sq. ft.)
 - iii. 263 multi-family units
 - iv. 364 parking spaces
 - v. 26,036 sq. ft. (28.32%) landscape 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 3, Division 21, Section 3-2103(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 Plan indicating code compliant size and location of all proposed exterior signage.
- e. **Ground Floor Design.** The ground floor of all buildings shall continue to be designed to optimize pedestrian activity.
- f. **Construction Staging.** A construction staging plan shall be submitted to the Building Division. A checklist of requirements shall be provided upon request. Construction phasing/staging shall maintain pedestrian access and circulation along Santillane Avenue with sidewalks to remain open throughout construction.
- g. **Traffic Improvements.** There will be no pick-up and drop-off allowed on either Malaga Avenue and Catalonia Avenue. All proposed traffic flow modifications including street design, width, sight triangles, cross walks, diverters, etc. shall require written conceptual approval of Miami-Dade County and the City prior to the issuance of the first City permit for vertical construction. If any components of the proposed modifications are not approved, the traffic study shall be revised and additional community involvement may be required.
- h. **Encroachment Plan.** Obtain Commission approval by resolution of an Encroachment Plan addressing special treatment sidewalks, decorative pavers, landscaping, irrigation, street lighting, landscaping lighting and any other encroachments into, onto, under and over the right of way as shown in the site plan. The above encroachments must be approved by City resolution and a Hold Harmless agreement must be executed approving the encroachments.
- i. **Encroachment Agreement and Covenant.** Execute and record a restrictive covenant regarding encroachments and utilities in, below and above the public rights-of-way, in a form acceptable to the Public Works Director, the Risk Management Division, and the City Attorney, which shall include the precise locations and dimensions of the proposed areas of all encroachments. It is recognized that the requirements contained in the restrictive covenant constitute regulatory conditions of approval and shall survive as regulatory conditions of approval even if the restrictive covenant is later found to be void or unenforceable.
- j. **Bond to Restore Project Property.** Provide to the City a surety bond, or other form of security deemed acceptable by the City, covering the estimated maximum cost of the full restoration

of the Property, including installation of sod and landscaping to City Code standards, and removal of all construction fencing.

- k. **Construction Notices.** Provide written notice to all properties within one thousand (1,000) feet of the project boundaries providing a specific liaison/contact person for the project including the contact name, contact telephone number and email, to allow communication between adjacent neighbors or interested parties of construction activities, project status, potential concerns, etc.
- l. **Sustainability Certification.** Prior to the Temporary Certificate of Occupancy, 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.

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

- a. **Underground utilities.** Submit all necessary plans and documents and complete the undergrounding of all new utilities along all public rights-of-way surrounding and adjacent project boundary (between south side of Santillane Avenue and the north side of Calabria Avenue), subject to review and approval by the Directors of Public Works, Landscape Services and Planning and Zoning.
- b. **Utility Upgrades.** Water and Sewer system upgrades and all associated right-of-way improvements may be required at the Applicant's expense.
- c. **Art in Public Places.** The Applicant shall comply with all City requirements for Art in Public Places.
- d. **Bicycle/Pedestrian Plan.** The bicycle and pedestrian paths shall comply with the City's Bicycle Pedestrian Master Plan along Salzedo Street, subject to review and approval by Public Works Department.
- e. **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, 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.

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.

6. ATTACHMENTS

- A. Applicant's submittal package
- B. Traffic Impact Study
- C. Neighborhood Meeting summary
- D. City Attorney's Legal Opinion regarding story limitation
- E. Legal ad
- F. Notice mailed to all property owners within 1,000 feet of the property
- G. Powerpoint Presentation

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

Respectfully submitted,



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

Alexan Crafts

12/16/2021 Neighborhood Meeting

The neighborhood meeting took place at the WeWork Office located at 255 Giralda Avenue, 5th Floor, which is conveniently located less than 1 mile from the proposed project. Notice of the Neighborhood Meeting was provided by U.S. Mail to property owners within 1,000 feet of the proposed mixed use development located at 300, 310, 314, 322, 330 and 340 Catalonia Avenue; 301, 309, 317, 323, 325, 333 and 341 Malaga Avenue in the City of Coral Gables, Florida (the “**Project**”).

There were approximately 10-15 residents and business owners in attendance throughout the entirety of the Neighborhood Meeting. A sign-in sheet was provided at the meeting but not all attendees signed in (see enclosed sign in sheet).

At the beginning of the meeting, Jorge L. Navarro (Legal Representative) introduced himself and the team members present and provided a general overview of the proposed site plan including the development scope and public realm improvements for the Project. Mr. Albert Cordoves (Architect) then walked the neighbors through the design program and presented the elevations and renderings for the project reflecting the proposed site plan as well as the Mediterranean architectural and design features for the Project. Throughout the presentation, various neighbors posed questions regarding the following topics:

- Design and Operational Component of Live Work Units
- Proposed Residential Programming (Rental vs. Condominium)
- Unit Breakdown and Square Footage for Proposed Residences
- Mediterranean Architecture and Design Elements
- Site Plan Approval & Construction Timeline

Mr. Navarro (Legal Representative), Mr. Cordoves and Mr. Jim Berardinelli (Owner Representative) addressed each of these items and provide additional information relating to these questions. The meeting ended at approximately 6:45pm.

MEETING SIGN-IN SHEET

Applicant:	Maple Multi-Family Land SE, L.P.
Application:	Alexa Crafts / Planned Area Development with Mixed Use Site Plan Approval
Property:	300, 310, 314, 322, 330 and 340 Catalonia Avenue; 301, 309, 317, 323, 325, 333 and 341 Malaga Avenue Coral Gables, Florida 33134
Neighborhood Meeting - Date/Time/Location:	Thursday, December 16, 2021 at 6:00 p.m. WeWork Office Space 255 Giralda Avenue, 5th Floor Coral Gables, FL 33134

53



Name	Address	Title	Company	Phone	Fax	E-Mail
Gesel Triff MARISSA (Louie)	326 Malaga Ave.					qtri2004@yahoo.com
TENAZAS JIMMY	352 Catalonia			305-773-6699		TBAZAS2@GMAIL.COM
TENAZAS	352 Catalonia			305-302-2387		JTENAZAS@GMAIL.COM
John Martin	310 Catalonia			3/930-9042		
Reni Martini	310 Catalonia			305 290 0248		martiniR0617@g.mil.com
TERESA SANTOS	330 Catalonia			954-614-5520		teresasantos@bellsouth.net
Jian Wu	2725 Salzedo St			305/342 8519		JianWu@CNgablescapital.com
Sean Tang	2725 Salzedo St			786-683-9456		Tseangab8@gmail.com
Lily Calvo THORNTINO	234 Romano Ave.			(786) 612-3178		Lily38@bellsouth.net



To: Ramon Trias, Development Services Assistant Director

From: Miriam Soler Ramos, City Attorney for the City of Coral Gables *MSR*

RE: Legal Opinion Regarding Story Limitation When Developing Under PAD Ordinance

Date: November 21, 2019

As the attached letter (Exhibit A) explains, ALTA Developers is proposing to build a project with a height of 120 feet and 11 stories that will be located at 250 Bird Road, in the City's North Industrial Mixed Use Overlay District. The site is over an acre in size and will be seeking approval as a Planned Area Development (PAD).

Sec. 4-201(E) of the Zoning Code sets forth as follows:

“(6). Height. North Industrial MXD: which have an underlying zoning designation of Industrial, the City Commission may approve up to an additional twenty (20) feet of habitable building height upon finding that the proposed building complies with the following criteria:

- **The building has no more than ten (10) stories.**
- **The additional building height is for the purpose of providing increased floor to ceiling height in residential units.**
- The additional building height enhances the building's aesthetics and the aesthetics of the surrounding area.
- The additional building height does not result in increased density or floor area.”

Under the current proposal, the first and second conditions are not met. The building height permitted for sites zoned Industrial in this area is 100 feet. (Sec. 4-201(E)(6), Zoning Code). In looking at Sec. 4-201(D) of the Zoning Code, however, it is evident that the standards contemplate smaller lots. The instant site is over an acre in size and is proposed to be developed as a PAD. Consequently, it is necessary to look to the PAD regulations for further guidance.

Sec. 3-501(A) of the Zoning Code tells us that:

“The purpose of this Division is to encourage the construction of Planned Area Developments (PAD) by providing opportunity for construction of **quality**

development on tracts and/or parcels of land through the use of flexible guidelines which allow the integration of a variety of land uses and densities in one development. Furthermore it is the purpose of the PAD to:

1. Allow for **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...”

“A PAD may be approved as a conditional use in any zoning district, except single family residential, in accordance with the standards and criteria of this Division...” Sec. 3-501(B), Zoning Code. Therefore, a PAD is permitted at the intended location.

Further, Sec. 3-502(B) of the Zoning Code provides:

“Relation to general zoning, subdivision, or other regulation. **Where there are conflicts between the PAD provisions and general zoning**, subdivision or other regulations and requirements, **these regulations shall apply**, unless the Planning and Zoning Board recommends, and the City Commission finds, in the particular case:

1. That the PAD provisions do not serve public benefits to a degree at least equivalent to such general zoning, subdivision, or other regulations or requirements, or
2. That actions, designs, construction or other solutions proposed by the applicant, although not literally in accord with these PAD regulations, satisfy public benefits to at least an equivalent degree.

It is clear from the plain language of the PAD regulations, that the City Commission may provide for a departure from zoning regulations, if the Commission deems that the project is providing public benefits “to a degree at least equivalent to such general zoning, subdivision, or other regulations or requirements.”

The attached letter explains that allowing the additional story within the 120-foot envelope permits the building’s tower to comply with the 100-foot setback that is uniform for other buildings along the corridor and allows for the tower to be designed as a “U” instead of an “O”. The applicant explains that an “O” shaped tower would increase the mass of the building which is facing Bird Road, could lead to a canyon effect on that street, would result in the decreased flow of air and light, and would obstruct the view of many of the apartment units.

In addition, the applicant states that the following additional public benefits are provided by the project: (1) the mix of uses is considerably more elaborate than other mixed use projects in the North Industrial Mixed Use District with its office component being the largest of any project in the area; (2) developing as one unified mixed use development is preferable to the existing condition where outdated buildings are disconnected; and (3) high quality public open spaces are being provided.

In addition, in staff’s opinion, allowing the additional story(ies) within the 120 foot envelope permits for a diminished floor plate which results in better design and is in line with urban planning principles and guidelines.

Nothing in this opinion should be construed to provide for additional density or intensity. In consultation with staff, this opinion is issued pursuant to Secs. 2-252(e)(1) and (8) of the City Code and Sec. 2-702 of the City's Zoning Code authorizing the City Attorney's Office to issue opinions and interpretations on behalf of the City.

November 2019

BOCA RATON
FT. LAUDERDALE
JACKSONVILLE
KEY LARGO
MIAMI
ORLANDO
PALM BEACH



STUART
TALLAHASSEE
TAMPA
VERO BEACH
WEST PALM BEACH
WINTER PARK

GUNSTER
FLORIDA'S LAW FIRM FOR BUSINESS

MEMORANDUM

TO: Miriam Ramos, City Attorney
FROM: Mario Garcia-Serra, Esq.
IN RE: ALTA Project / 250 Bird Road / PAD Relief for Story Limitation
DATE: October 30, 2019

This memo is intended to supplement the memo which I previously sent to you dated August 29th (revised on October 17th), which addresses the above referenced topic, in part. This memo serves to further elaborate and summarize the legal and policy justifications for utilizing the Planned Area Development (“PAD”) regulations of Division 5 of Article 3 of the City’s Zoning Code so as to permit 11 stories within the 120 feet of height which is permitted for the ALTA project site subject to City Commission review and approval.

Background Information

ALTA Developers is under contract to purchase a 1.4-acre site located at 250 Bird Road which is indicated in the aerial photograph attached as Exhibit “A”, (the “Property”). The Property is located within the City’s North Industrial Mixed Use Zoning District. ALTA is proposing to develop a mixed use office / retail / apartment project which will consist of 215 apartment units, approximately 11,000 square feet of retail space, and approximately 30,000 square feet of office space in a building which is 120 feet in height with 11 stories (the “Project”). Renderings of the Project are included in the attached Exhibit “B”. A building of 120 feet in height and 10 stories is what is typically permitted in the North Industrial Mixed Use District subject to City Commission approval. However, the City’s PAD regulations do grant the City Commission the authority and discretion to permit 11 stories within the 120 feet of vertical height otherwise permitted if the City Commission makes the findings required by Section 3-503 of the Zoning Code. A copy of the City’s PAD regulations is attached to this memo as Exhibit “C”.

Analysis

The purpose of the City’s PAD regulations is to provide for better largescale development which otherwise would not be possible due to “rigid adherence” to otherwise

applicable standards and requirements of the Zoning Code. This purpose is explicitly stated in Section 3-501 of the Zoning Code which states, in relevant part, as follows (emphasis added):

Division 5. Planned Area Development

Section 3-501 Purpose and applicability

A. Purpose. The purpose of this Division is to encourage the construction of Planned Area Developments (PAD) by providing greater opportunity for construction of quality development on tracts and/or parcels of land through the use of flexible guidelines which allow the integration of a variety of land uses and densities in one development. Furthermore it is the purpose of the PAD to:

1. Allow opportunities for more creative and imaginative development than generally possible under the strict application of these regulations so that new development may provide substantial additional public benefit.

...

4. Encourage harmonious and coordinated development of the site, through the use of a variety of architectural solutions to promote Mediterranean architectural attributes, promoting variation in bulk and massing, preservation of natural features...and promote urban design amenities.

5. Require the application of professional planning and design techniques to achieve overall coordinated development eliminating the negative impacts of unplanned and piecemeal developments likely to result from rigid adherence to the standards found elsewhere in these regulations.

The proposed utilization of the PAD regulations to permit an 11th story for this Project is exactly in line with the stated purposes above. As indicated in the alternative project design renderings attached as Exhibit “D”, it is possible to build, pursuant to the existing applicable Mixed Use District regulations, a building with the same amount of floor area in 10 stories but this would result in an “O” shaped tower as opposed to a “U” shaped tower, that would have the following negative urban design impacts:

- The 10-story alternative design would considerably increase the mass of the building which is facing Bird Road.
- The increased mass of the 10-story design could lead to a “canyon” type effect fronting the street which the City has taken considerable effort to avoid through its planning and design efforts.
- The “O” shaped tower would result in a decreased flow of air and light as compared to the “U” shaped tower.
- The “O” shaped tower would also obstruct the views of many of the apartment units.

Further evidence that the strict adherence to the 10-story limitation is not appropriate for this PAD project is the fact that the proposed apartment tower will still be at a maximum height of 120 feet which is the maximum height permitted in the area and what is already prevalent as indicated in the attached Exhibit “E”. The PAD regulations were enacted to address this sort of situation where the underlying zoning standards are being complied with in spirit and intent but where some flexibility should be allowed so as to facilitate a better project design¹. The public interest is far better served by a higher quality “U” shaped tower design than it would be served by limiting a 120-foot tall building to 10 stories which ostensibly serves no public interest. The 10-story limitation may lead to higher floor to ceiling heights within units but that is not really a public interest but a private interest especially when considering that the Project’s proposed floor to ceiling height of 9 feet is more than adequate for this type of multifamily unit.

Indeed the public interest served, which is critical to the review of any PAD project, is better served by an 11-story “U” shaped tower for the reasons mentioned above as well as by the fact that the Project overall has the following additional public benefits:

- The Project’s mix of uses is considerably more elaborate than other mixed use projects in the North Industrial Mixed Use District. Its office component is by far the largest of any project in the area and will provide a critical “work” component to the area.
- Developing the Property as one unified mixed use development is a far improvement over its existing piecemeal as-built condition where outdated buildings are disconnected functionally and aesthetically.

¹ An important historical fact to note is that the PAD regulations, which were adopted in January of 2007, predate the adoption of the 10-story condition in the North Industrial Mixed Use District and this 10-story limitation is the only story limitation anywhere in the Zoning Code. This historical fact makes clear that the PAD regulations reference to the underlying permitted height being the maximum height permitted is concerned only with height as that term is and always has been defined in the Zoning Code which is a measurement of vertical distance in feet and not in number of stories especially considering that the Zoning Code’s definition of story does not prescribe maximum or minimum heights for a story.

Miriam Ramos, City Attorney

October 30, 2019

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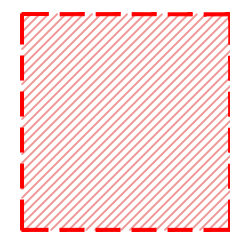
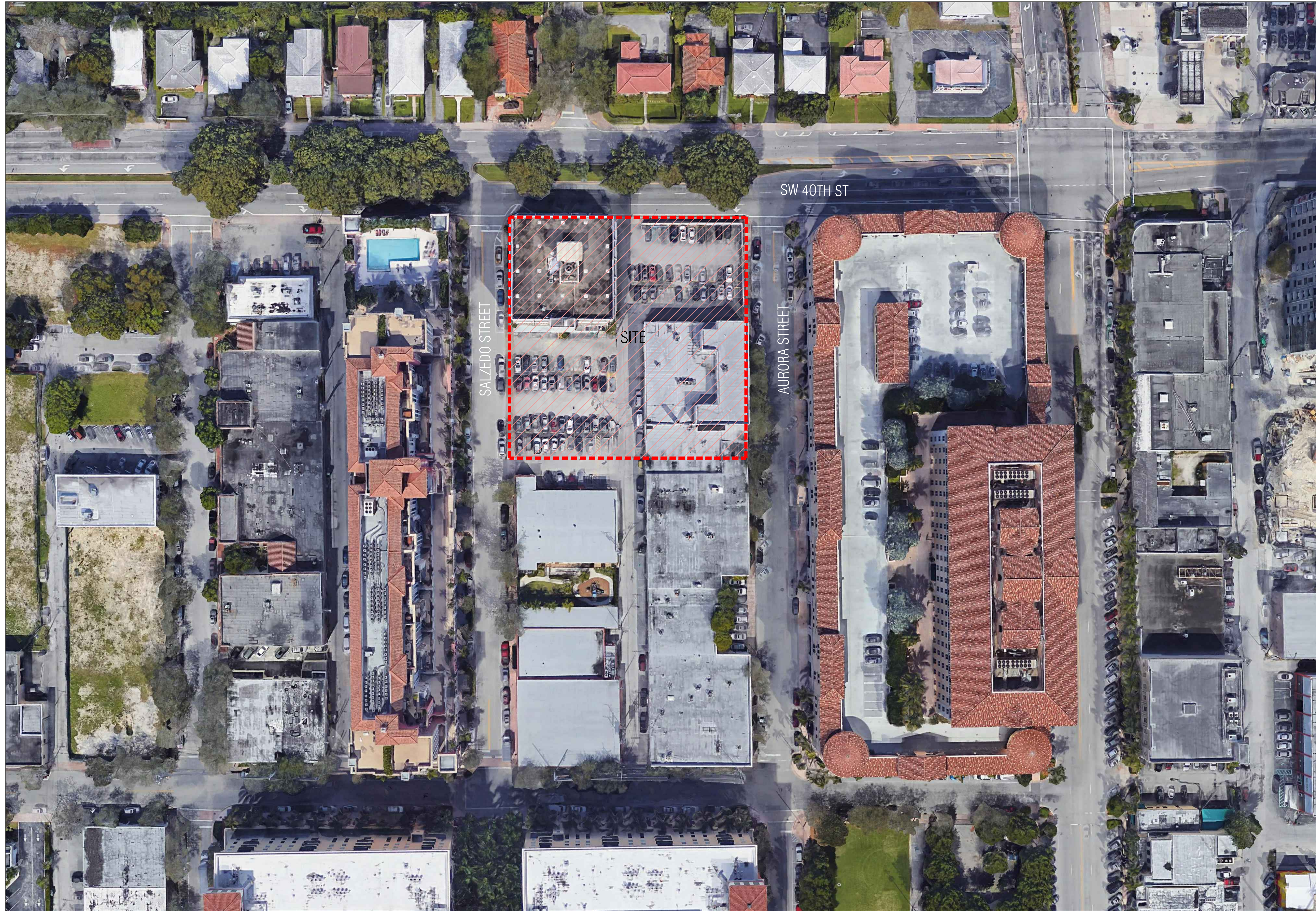
- The high quality public open spaces which the Project will provide are in stark contrast to the existing condition.

Conclusion

Since the Property is over an acre in size and complies with the dimensional requirements of a PAD, it is eligible for review and approval as a PAD. The PAD regulations allow the City Commission authority and discretion to permit an additional story within the 120 feet of height which is permitted subject to their review and approval. In order to approve the proposed PAD, the City Commission would need to find that the Project complies with the criteria of Section 3-503 of the Zoning Code. Attached as Exhibit "F" is a summary of how the Project complies with these criteria.

ACTIVE 11357883.2

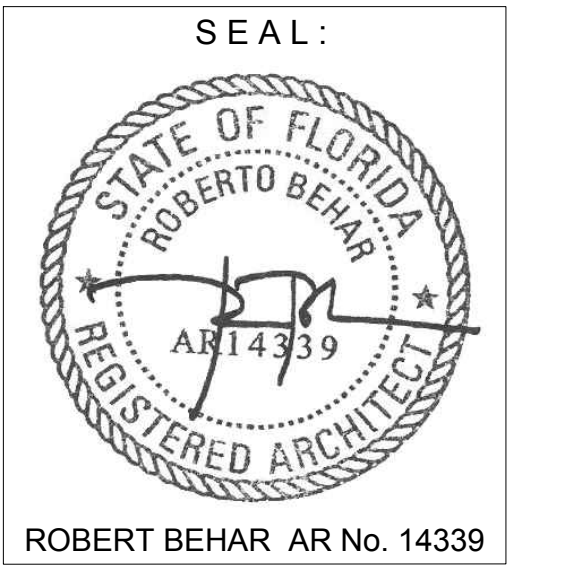
Exhibit A



SITE

LOCATION MAP

SCALE: N.T.S.



ROBERT BEHAR AR No. 14339

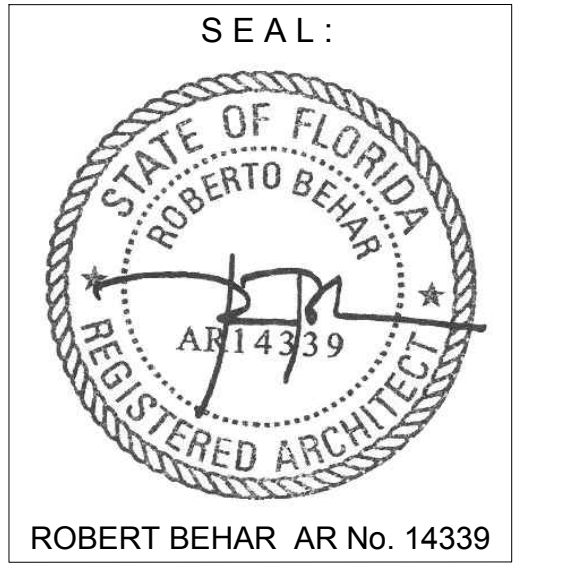
MERRICK 250
250 BIRD RD.
CORAL GABLES, FL 33146

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DATE: 09-23-2019
PROJECT NO: 19-017
DRAWING NAME:

SHEET NO:
CP-0.0

Exhibit B



MERRICK 250
250 BIRD RD.
CORAL GABLES, FL 33146

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DATE: 09-23-2019
PROJECT NO: 19-017
DRAWING NAME:
SHEET NO:

R 1.0

RENDERING



BEHAR • FONT

PARTNERS, P. A.
ARCHITECTURE • PLANNING • INTERIORS

4033 PONCE DE LEON BLVD., CORAL GABLES, FLORIDA 33146
TEL: 305.740.5442 FAX: 305.740.5443
E-MAIL: info@beharfont.com

21 SCOTT STREET, BILFORD, GEORGIA 30518
TEL: 678.765.2008

SEAL:



ROBERT BEHAR AR No. 14339

MERRICK 250

250 BIRD RD.
CORAL GABLES, FLORIDA 33146

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DATE: 09-16-2019

PROJECT NO:

DRAWING NAME:

SHEET NO:

R 1.1

RENDERING

Exhibit C

ARTICLE 3 - DEVELOPMENT REVIEW

10. Does not add property to the parcel proposed for development.

11. Does not increase the height of the buildings.

B. Other revisions. Any other adjustments or changes not specified as “minor” shall be granted only in accordance with the procedures for original approval.

Section 3-411. Expiration of approval.

An application for a building permit shall be made within one (1) year of the date of the conditional use approval, and all required certificates of occupancy shall be obtained within one (1) year of the date of issuance of the initial building permit. Permitted time frames do not change with successive owners and an extension of time may be granted by the Development Review Official for a period not to exceed two (2) years but only within the original period of validity.

Division 5. Planned Area Development

Section 3-501. Purpose and applicability.

A. Purpose. The purpose of this Division is to encourage the construction of Planned Area Developments (PAD) by providing greater opportunity for construction of quality development on tracts and/or parcels of land through the use of flexible guidelines which allow the integration of a variety of land uses and densities in one development. Furthermore it is the purpose of the PAD to:

1. 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.
2. Encourage enhancement and preservation of lands which are unique or of outstanding scenic, environmental, cultural and historical significance.
3. 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.
4. 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.
5. 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.

B. Applicability. A PAD may be approved as a conditional use in any zoning district, except single family residential, in accordance with the standards and criteria of this Division, the procedures of Article 3, Division 4 and other applicable regulations.

Section 3-502. Standards and criteria.

The City Commission may approve a conditional use for the construction of a PAD subject to compliance with the development criteria and minimum development standards set out in this Division.

A. Uses permitted. Unless approved as a mixed use development, the uses permitted within a PAD shall be those uses specified and permitted within the underlying District in which the PAD is located.

ARTICLE 3 - DEVELOPMENT REVIEW

- B. Relation to general zoning, subdivision, or other regulations. Where there are conflicts between the PAD provisions and general zoning, subdivision or other regulations and requirements, these regulations shall apply, unless the Planning and Zoning Board recommends and the City Commission finds, in the particular case:
1. That the PAD provisions do not serve public benefits to a degree at least equivalent to such general zoning, subdivision, or other regulations or requirements, or
 2. That actions, designs, construction or other solutions proposed by the applicant, although not literally in accord with these PAD regulations, satisfy public benefits to at least an equivalent degree.
- C. Minimum development standards. Any parcel of land for which a PAD is proposed must conform to the following minimum standards:
1. Minimum site area. The minimum site area required for a PAD shall be not less than one (1) acre for residentially or commercially designated property.
 2. Configuration of lands. The parcel of land for which the application is made for a PAD shall be a contiguous unified parcel with sufficient width and depth to accommodate the proposed use. The minimum lot width shall be two hundred (200) feet and minimum lot depth shall be one hundred (100) feet.
 3. Floor area ratio for a PAD. The floor area ratio for a PAD shall conform to the requirements for each intended use in the underlying zoning districts; provided, however, that the total combined floor area ratio for all uses within the PAD shall be allowed to be distributed throughout the PAD.
 4. Density for multi-family dwellings and overnight accommodations. The density requirements for multi-family dwellings and overnight accommodations shall be in accordance with the provisions of the applicable zoning district.
 5. Transfer of density within a PAD. The density within a PAD may be permitted to be transferred throughout the development site provided that such transfer is not intrusive on abutting single family residential areas.
 6. Landscaped open space. The minimum landscaped open space required for a PAD shall be not less than twenty (20%) percent of the PAD site. Landscaped or urban open space which is located on elevated portions of the site may count toward this requirement.
 7. Height of buildings. The maximum height of any building in a PAD shall conform to the provisions of the underlying zoning district.
 8. Design requirements. All buildings within a PAD shall conform to the following:
 - a. 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;
 - b. 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.;
 - c. Parking garages shall include architectural treatments compatible with buildings and structures which occupy the same street;
 - d. 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

ARTICLE 3 - DEVELOPMENT REVIEW

passageway or alley providing through access; and

- e. All buildings, except accessory buildings, shall have their main pedestrian entrance oriented towards the front or side property line.
9. Perimeter and transition. Any part of the perimeter of a PAD which fronts on an existing street or open space shall be so designed as to complement and harmonize with adjacent land uses with respect to scale, density, setback, bulk, height, landscaping and screening. Properties which are adjacent to residentially zoned or used land shall be limited to a maximum height of forty five (45) feet within one hundred (100) feet of the adjacent right-of-way.
10. Minimum street frontage; building site requirement, number of buildings per site, lot coverage and all setbacks. There shall be no specified minimum requirements for street frontage, building sites, number of buildings within the development, or lot coverage.
11. Platting and/or replatting of development site. Nothing contained herein shall be construed as requiring the platting and/or replatting of a development site for a PAD provided, however, that the Planning and Zoning Board and City Commission may require the platting or replatting of the development site when it determines that the platting or replatting would be in the best interest of the community.
12. Facing of buildings. Nothing in this Division shall be construed as prohibiting a building in a PAD from facing upon a private street when such buildings are shown to have adequate access in a manner which is consistent with the purposes and objectives of these regulations and such private street has been recommended for approval by the Planning and Zoning Board and approved by the City Commission.
13. Off-street parking and off-street loading standards and requirements. The off-street parking and off-street loading standards and requirements for a PAD shall conform to the requirements of the applicable zoning district. Off-street parking for bicycles shall be provided as may be required by the Planning and Zoning Board and approved by the City Commission. Where the parking for the development is to be located within a common parking area or a parking garage, a restrictive covenant shall be filed reserving within the parking area or the parking garage the required off-street parking for each individual building and/or use and such off-street parking spaces shall be allocated proportionately.
14. Boats and recreational vehicle, parking. No boats and/or recreational vehicles shall be parked on the premises of a PAD unless such boats and/or recreational vehicles are located within an enclosed garage.
15. Accessory uses and structures. Uses and structures which are customarily accessory and clearly incidental to permitted uses and structures are permitted in a PAD subject to the provisions of Article 5, Division 1. Any use permissible as a principal use may be permitted as an accessory use, subject to limitations and requirements applying to the principal use.
16. Signs. The number, size, character, location and orientation of signs and lighting for signs for a PAD shall be in accordance with Article 5, Division 19.
17. Refuse and service areas. Refuse and service areas for a PAD shall be so designed, located, landscaped and screened and the manner and timing of refuse collection and deliveries, shipment or other service activities so arranged as to minimize impact on adjacent or nearby properties or adjoining public ways, and to not impede circulation patterns.
18. Minimum design and construction standards for private streets and drainage systems. The minimum design and construction standards for private streets in a PAD shall meet the same standards as required for public streets as required by the Public Works Department of the City of Coral Gables. The minimum construction standards for drainage systems shall be in accordance with the Florida Building Code.
19. Ownership of PAD. All land included within a PAD shall be owned by the applicant requesting approval of such development, whether that applicant be an individual, partnership or corporation,

ARTICLE 3 - DEVELOPMENT REVIEW

or groups of individuals, partnerships or corporations. The applicant shall present proof of the unified control of the entire area within the proposed PAD and shall submit an agreement stating that if the owner(s) proceeds with the proposed development they will:

- a. Develop the property in accordance with:
 - i. The final development plan approved by the City Commission for the area.
 - ii. Regulations existing when the PAD ordinance is adopted.
 - iii. Such other conditions or modifications as may be attached to the approval of the special-use permit for the construction of such PAD.
 - b. Provide agreements and declarations of restrictive covenants acceptable to the City Commission for completion of the development in accordance with the final development plan as well as for the continuing operation and maintenance of such areas, functions and facilities as are not to be provided, operated or maintained at general public expense.
 - c. Bind the successors and assigns in title to any commitments made under the provisions of the approved PAD.
20. Compatibility with historic landmarks. Where an historic landmark exists within the site of a PAD the development shall be required to be so designed as to insure compatibility with the historic landmark.
21. Easements. The City Commission may, as a condition of PAD approval, require that suitable areas for easements be set aside, dedicated and/or improved for the installation of public utilities and purposes which include, but shall not be limited to water, gas, telephone, electric power, sewer, drainage, public access, ingress, egress, and other public purposes which may be deemed necessary by the City Commission.
22. Installation of utilities. All utilities within a PAD including but not limited to telephone, electrical systems and television cables shall be installed underground.
23. Mixed-uses within a PAD. A PAD may be so designed as to include the establishment of complementary and compatible combinations of office, hotel, multi-family and retail uses which shall be oriented to the development as well as the district in which the development is located.
24. Common areas for PADs. Any common areas established for the PAD shall be subject to the following:
- a. The applicant shall establish a property owner's association for the ownership and maintenance of all common areas, including open space, recreational facilities, private streets, etc. Such association shall not be dissolved nor shall it dispose of any common areas by sale or otherwise (except to an organization conceived and established to own and maintain the common areas), however, the conditions of transfer shall conform to the Development Plan.
 - b. Membership in the association shall be mandatory for each property owner in the PAD and any successive purchaser that has a right of enjoyment of the common areas.
 - c. The association shall be responsible for liability insurance, local taxes, and the maintenance of the property.
 - d. Property owners that have a right of enjoyment of the common areas shall pay their pro rata share of the cost, or the assessment levied by the association shall become a lien on the property.
 - e. In the event that the association established to own and maintain commons areas or any successor organization, shall at any time after the establishment of the PAD fail to maintain the common areas in reasonable order and condition in accordance with the Development Plan, the City Commission may serve written notice upon such association and/or the owners

ARTICLE 3 - DEVELOPMENT REVIEW

of the PAD and hold a public hearing. If deficiencies of maintenance are not corrected within thirty (30) days after such notice and hearing the City Commission shall call upon any public or private agency to maintain the common areas for a period of one year. When the City Commission determines that the subject organization is not prepared or able to maintain the common areas such public or private agency shall continue maintenance for yearly periods.

- f. The cost of such maintenance by such agency shall be assessed proportionally against the properties within the PAD that have a right of enjoyment of the common areas and shall become a lien on said properties.
 - g. Land utilized for such common areas shall be restricted by appropriate legal instrument satisfactory to the City Attorney as common areas in perpetuity in accordance with the provisions of Article 5, Division 23. Such instrument shall be recorded in the Public Records of Dade County and shall be binding upon the developer, property owners association, successors, and assigns and shall constitute a covenant running with the land.
- D. Exemptions to PAD minimum development standards for configuration of land requirements. Exemptions to minimum development standards may be considered for Assisted Living Facilities (ALF) and/or Affordable Housing Facilities that would allow parcels of land to be noncontiguous as prescribed herein. These exemptions shall only be available to PAD developments that satisfy all of the following criteria:
- 1. The project demonstrates that it would result in beneficial effects, serve important public interests, and not result in significant adverse impacts to the environment, residential areas, public services and facilities, or the desired character of an area.
 - 2. A minimum of seventy five (75%) percent of the total gross square footage of all buildings and ancillary ALF support uses (including square footage of recreational areas, support services, mechanical, etc) is dedicated as an assisted living facility and/or affordable housing facility.
 - 3. A maximum of two (2) noncontiguous parcels may be combined.
 - 4. The two (2) noncontiguous properties have the following designations:
 - a. Commercial land use designation(s) and commercial zoning designation(s); or
 - b. Industrial land use designation and industrial zoning designation.
 - 5. The proposed noncontiguous parcels are within one hundred and twenty (120) feet of one another. Such distance shall be measured by a straight line between the closest property lines of the properties.

Section 3-503. Required findings.

The Planning and Zoning Board shall recommend to the City Commission the approval, approval with modifications, or denial of the plan for the proposed PAD and shall include not only conclusions but also findings of fact related to the specific proposal and shall set forth with particularity in what respects the proposal would or would not be in the public interest. These findings shall include, but shall not be limited to the following:

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

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- C. The extent to which the proposed plan meets the requirements and standards of the PAD regulations.
- 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.
- E. The compatibility of the proposed PAD with the adjacent properties and neighborhood as well as the current neighborhood context including current uses.
- F. The desirability of the proposed PAD to physical development of 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.

Section 3-504. Binding nature of approval for a PAD.

All terms, conditions, restrictive covenants, safeguards and stipulations made at the time of approval of the Development Plan for a PAD shall be binding upon the applicant or any successors in interest. Deviations from approved plans or failure to comply with any requirements, conditions, restrictions or safeguards imposed by the City Commission shall constitute a violation of these regulations.

Section 3-505. General procedures for plan approval.

- a. Pre-application conference - Planning department. Before submitting an application for approval of a Planned Area Development the applicant or his representative shall confer with the City of Coral Gables Planning Department before entering into binding commitments or incurring substantial expense. The applicant is encouraged to submit a tentative land use sketch for review and to obtain information on any projected plans, programs or other matters that may affect the proposed development. The pre-application conference should address, but shall not be limited to, such matters as:
 - 1. The proper relationship between the proposed development and the surrounding uses and the effect of the plan upon the Comprehensive Plan of the City of Coral Gables.
 - 2. The adequacy of existing and proposed streets, utilities and other public facilities and services within the proposed Planned Area Development.
 - 3. The character, design and appropriateness of the proposed land uses and their adequacy to encourage desirable living conditions, to provide separation and screening between uses where desirable and to preserve the natural and scenic areas and vistas of property.
 - 4. The adequacy of open space and recreation areas existing and proposed to serve the needs of the development.
- B. Pre-application review. The applicant shall distribute a copy of his plans or exhibits to the Director of Building and Zoning, Public Works Director, Public Service Director, Planning Director, Fire Chief and the Historical Resources Director (if applicable) and upon their review of the plans they shall advise the applicant of any recommended revisions, changes or additional information necessary before the filing of a formal application.
- C. Board of Architects review. After preliminary review by the departments, and the Historical Resources Department (if applicable), the applicant shall revise the plans to incorporate all recommended revisions and changes and shall submit such plans to the Board of Architects for review and preliminary approval prior to filing a formal application for Planning and Zoning Board review.
- D. Development plan--General requirements.
 - 1. Professional services required: plans for buildings or structures within a Planned Area Development shall

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be prepared by a registered Architect with the assistance of a registered Engineer and a registered Landscape Architect, all being qualified under the laws of the State of Florida to prepare such plans.

2. Legal description of site: should the legal description of the site for a Planned Area Development contain a metes and bounds description, such description shall be prepared by a registered land surveyor. The legal description shall be accompanied by a map at a scale suitable for reproduction for advertising for public hearing, showing exact location of the development.
3. Development proposal: the Development Plan shall consist of a map or map series and any technical reports and supporting data necessary to substantiate, describe or aid the Development Plan. The plans for the development proposal shall include the following written and graphic materials:
 - a. Site condition map: site condition map or map series indicating the following:
 - i. Title of Planned Area Development and name of the owner(s) and developer.
 - ii. Scale, date, north arrow and the relationship of the site to such external facilities as highways, roads, streets, residential areas, shopping areas and cultural complexes.
 - iii. Boundaries of the subject property, all existing streets, buildings, water courses, easements, section lines and other important physical features within the proposed project. Other information on physical features affecting the proposed project as may be required.
 - iv. Existing contour lines at one foot intervals. Datum shall be National Geodetic Vertical Datum (N.G.V.D.) (if required by City Staff).
 - v. The location of all existing storm drainage, water, sewer, electric, telephone and other utility provisions.
 - b. Plan of pedestrian and vehicular circulation showing the location and proposed circulation system of arterial, collector, local and private streets, including driveways, service areas, loading areas and points of access to existing public rights-of-way and indicating the width, typical sections and street names. The applicant is encouraged to submit one (1) or more companion proposals for a pedestrian system, transit system or other alternative for the movement of persons by means other than privately owned automobiles.
 - c. Exterior facade elevations (if deemed appropriate or necessary by City Staff) of all proposed buildings to be located on the development site.
 - d. Isometrics or perspective and/or massing model(s) (if deemed appropriate or necessary by City Staff) of the proposed development.
 - e. Map of existing land use.
 - f. Existing and proposed lot(s) lines and/or property lines.
 - g. Master site plan--A general plan for the use of all lands within the proposed Planned Area Development. The plan shall serve as the generalized zoning for the development and shall guide the location of permissible uses and structures. Such plan shall show the general location, function and extent of all components or units of the plan, indicating the proposed gross floor area and/or floor area ratio of all existing and proposed buildings, structures and other improvements including maximum heights, types and number of dwelling units, landscaped open space provisions such as parks, passive or scenic areas, common areas, leisure time facilities, and areas of public or quasi-public institutional uses.
 - h. Location and size of all existing and proposed signs.
 - i. Existing and proposed utility systems including sanitary sewers, storm sewers and/or storm water drainage system and water, electric, gas and telephone lines. The applicant shall submit a statement indicating what proposed arrangements have been made with appropriate agencies for

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the provision of needed utilities to and within the Planned Area Development including, water supply, sewer, storm drainage collection and disposal, electric power, gas, and telephone.

- j. General landscape plan indicating the proposed treatment of materials used for public, private and common open spaces and treatment of the perimeter of the development including buffering techniques such as screening, berms and walls, significant landscape features or areas shall be noted as shall the provisions for same.
- k. Description of adjacent land areas, including land uses, zoning, densities, circulation systems, public facilities, and unique natural features of the landscape.
- l. Proposed easements for utilities, including water, power, telephone, storm sewer, sanitary sewer and fire lanes showing dimensions and use.
- m. Location of proposed off-street parking. Smaller developments (as determined by the Planning Director) shall also be required to include stall size, aisle widths, location of attendant spaces, number of spaces by use, number of standard and compact spaces.
- n. Location and designation of historic landmarks located within the development site which have been approved as provided within the Zoning Code or notation of those structures which may be worthy of historic designation.
- o. Certified survey showing property boundary, existing buildings and their dimensions, setbacks from streets, (public and private) and property lines, easements, streets, alleys, topographical data, water areas, unique natural features, existing vegetation and all trees with an upright trunk of either nine (9) or more inches in circumference (as measured at the narrowest point below four and one-half (4½) feet above ground level) or twelve (12) or more feet in height (if required by City Staff).
- p. Proposed development schedule indicating the appropriate date when construction of the development can be expected to begin and be completed, including initiation and completion dates of separate phases of a phased development and the proposed schedule for the construction and improvement of common areas within said phases, including any auxiliary and/or accessory buildings and required parking.
- q. Location and designation of proposed traffic regulation devices within the development.
- r. Statistical information including:
 - i. Total square footage and/or acreage of the development site.
 - ii. Maximum building coverage expressed as a percentage of the development site area.
 - ii. The land area (expressed as a percent of the total site area) devoted to:
 - (a) Landscaped open space; and
 - (b) Common areas usable for recreation or leisure purposes.
- s. Copies of any covenants, easements and/or agreements required by this section or any other ordinance and/or regulations for the Planned Area Development.

Section 3-506. Application and review procedures for approval of plans.

- A. Application. The applicant for a Planned Area Development shall file a written application therefore with the Planning Department on forms prepared by such department. Such application shall be accompanied by fifteen (15) sets of required plans, technical reports, update reports and/or exhibits. All plans shall have the details needed to enable the department heads, Fire Chief, Boards and City Commission to determine whether the proposed development complies with this section and all other applicable ordinances and regulations of the City. The plans shall have the preliminary approval of the Board of Architects as provided for under Section 3-506(C) herein. Upon receipt of such completed

ARTICLE 3 - DEVELOPMENT REVIEW

application, all supporting data and exhibits and payment of the required costs and fees, the time periods established in this subsection shall commence. Any application for approval of a plan for a Planned Area Development which meets the definition of a development of regional impact under Chapter 28 of the Florida Administrative Code and/or Development of County Impact as defined under Chapter 33A of the Code of Metropolitan Dade County must be accompanied by the reports, studies and recommendations required for Developments of Regional Impact and/or Development of County Impact provided, however, that the provisions of Development of County Impact does not apply where the development meets the requirement of a Development of Regional Impact.

- B. Review of plans. Upon acceptance of the application, the Planning Department shall transmit the Plan Package to the Director of Building and Zoning, Public Works Director, Public Service Director, Fire Chief and the Historical Resources Director (if applicable) for their review and comments. Within sixty (60) days from the filing date, the Director of Building and Zoning, Public Works Director, Public Service Director, Planning Director, Fire Chief and the Historical Resources Director (if applicable) shall review the preliminary plan and shall submit in writing to the Planning and Zoning Board their comments concerning the proposed development. The comments shall include any changes which should be made to bring the plans in compliance with applicable rules and regulations.
- C. Public hearing. The Planning and Zoning Board shall hold a public hearing within ninety (90) days from the date of filing the application. Such public hearing shall be in accordance with the provisions of Section 3-302 herein. The Planning and Zoning Board shall recommend to the City Commission the approval, approval with modifications, or denial of the plan for the proposed Planned Area Development and shall include not only conclusions but also findings of fact related to the specific proposal and shall set forth particularly in what respects the proposal would or would not be in the public interest. These findings shall include, but shall not be limited to the following:
 - 1. In what respects the proposed plan is or is not consistent with the stated purpose and intent of the Planned Area Development regulations.
 - 2. 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.
 - 3. The extent to which the proposed plan meets the requirements and standards of the Planned Area Development regulations.
 - 4. The physical design of the proposed Planned Area Development 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.
 - 5. The compatibility of the proposed Planned Area Development with the adjacent properties and neighborhood.
 - 6. The desirability of the proposed Planned Area Development to physical development of the entire community.
 - 7. The conformity of the proposed Planned Area Development with the goals and objectives and Future Land Use Maps of the City of Coral Gables Comprehensive Plan.
- D. Approval by the City Commission. The City Commission upon receipt of the recommendations of the Planning and Zoning Board shall approve, approve with modifications, or disapprove the Preliminary Development Plan for the proposed Planned Area Development. The approval of the Development Plan shall be by Ordinance. No building permits shall be issued, no construction shall be permitted and no plats shall be recorded on land within a Planned Area Development until the Final Development Plan has been approved by the City Commission.

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- E. Notice of hearings before the Planning and Zoning Board and City Commission for PADs shall be in accordance with the provisions of Article 3 Division 3 of these regulations.

Section 3-507. Amendments to the development plan.

Amendments to the Development Plan shall be considered as major or minor. Minor amendments as specified in Section 3-508(A) herein may be approved administratively by the Building and Zoning Department with recommendations from other departments, as needed. Major amendments as specified in Section 3-508(B) herein shall be subject to the review and approval process set forth in Section 3-507. The Building and Zoning Department, with recommendations from other departments, as needed, shall determine whether proposed changes are major or minor. Requests for major amendments may be made no more than once (1) per twelve (12) month period.

- A. Minor amendments. Minor amendments are changes which do not substantially alter the concept of the Planned Area Development in terms of density, floor area ratio, land usage, height, provision of landscaped open space, or the physical relationship of elements of the development. Minor amendments shall include, but shall not be limited to, small changes in floor area, density, lot coverage, height, setbacks, landscaped open space, the location of buildings, parking, or realignment of minor streets which do not exceed twenty (20%) percent of the guideline limits contained within this Article specific to that type of development or that which is shown on the approved development plan.
- B. Major amendments. Major amendments represent substantial deviations from the development plan approved by the City Commission. Major amendments shall include, but not be limited to significant changes in floor area, density, lot coverage, height, setbacks, landscaped open space, the location of buildings, or parking, which exceed twenty (20%) percent of the guidelines contained within this Article specific to that type of development or that which is shown on the approved Development Plan, or changes in the circulation system.

Section 3-508. Time limitation of approval and construction.

- A. Approvals granted pursuant to this Division shall obtain a building permit and begin construction within eighteen (18) months from time of the approval. Failure to obtain a building permit and/or begin construction shall render the approval null and void. Permitted time frames do not change with successive owners, provided however, one (1), six (6) month extension of time may be granted by the Development Review Official.
- B. If the Planned Area Development is to be developed in stages, the developer must begin construction of each stage within the time limits specified in the Development Plan (or subsequent updates). Construction in each phase shall include all the elements of that phase specified in the Development Plan.

Section 3-509. Monitoring construction.

The City Manager or his designee shall periodically monitor the construction within the Planned Area Development with respect to start of construction and Development Phasing. If the City Manager or his designee finds that either the developer has failed to begin construction within the specified time period or that the developer is not proceeding in accordance with the approved Development Phasing with respect to timing of construction of an approved mix of project elements, he shall report to the City Commission and the City Commission shall review the Planned Area Development and may extend the time for start of construction or the length of time to complete a phase, revoke approval of the Planned Area Development or recommend that the developer amend the Development Plan subject to procedures specified in Section 3-508 herein.

Section 3-510. Mediterranean Village Planned Area Development.

For rules and regulations regarding the approved PAD bounded by Ponce de Leon Boulevard on the west, Sevilla Avenue on the north, Galiano Street on the east, and Malaga Avenue on the south, see "Appendix C - Mediterranean Village Planned Area Development."

Exhibit D



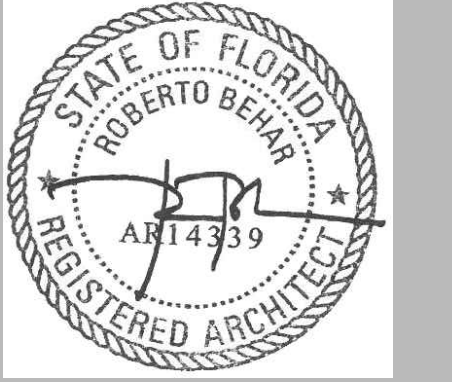
BEHAR • FONT

PARTNERS, P. A.
ARCHITECTURE • PLANNING • INTERIORS

4833 PONCE DE LEON BLVD. CORAL GABLES, FLORIDA 33146
TEL: 305.740.5442 FAX: 305.740.5443
E-MAIL: info@beharfont.com

21 SCOTT STREET, BUFORD, GEORGIA 30518
TEL: 678.765.2008

SEAL:



ROBERT BEHAR AR No. 14339

MERRICK 250

250 BIRD RD.
CORAL GABLES, FLORIDA 33146

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DATE: 09-16-2019

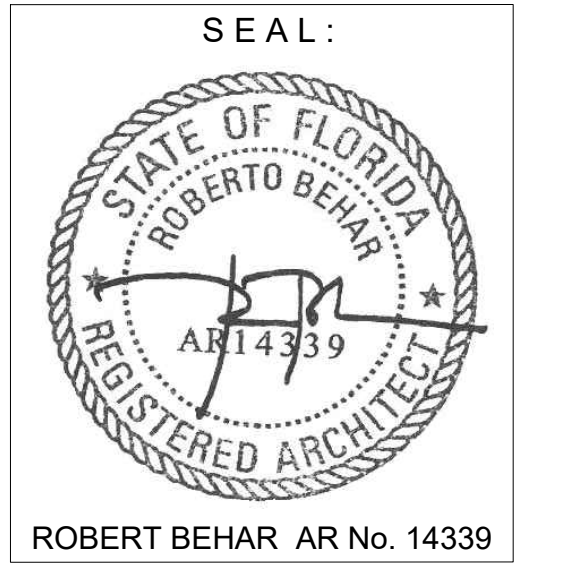
PROJECT NO:

DRAWING NAME:

SHEET NO:

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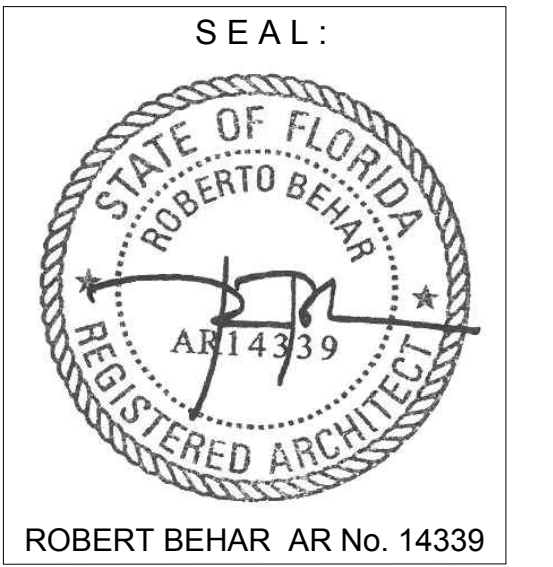
RENDERING



MERRICK 250
250 BIRD RD.
CORAL GABLES, FL 33146

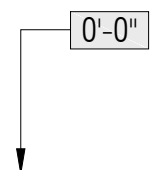
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Exhibit E



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HEIGHT TAG

MASSING CONTEXT

DATE: 09-23-2019
 PROJECT NO: 19-017
 DRAWING NAME:
 MASSING CONTEXT
 SHEET NO:

Exhibit F

Proposed Findings for PAD Approval

Section 3-503. Required findings.

The Planning and Zoning Board shall recommend to the City Commission the approval, approval with modifications, or denial of the plan for the proposed PAD and shall include not only conclusions but also findings of fact related to the specific proposal and shall set forth with particularity in what respects the proposal would or would not be in the public interest. These findings shall include, but shall not be limited to the following:

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

The proposed plan provides a harmonious, coordinated and unified large-scale mixed use development which would not otherwise be possible due to “rigid adherence” to otherwise applicable standards and requirements of the Zoning Code. The proposed plan provides variation in setbacks, bulk, and massing, consistent with the stated purpose and intent of the PAD regulations.

- 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.

The proposed plan departs from the underlying zoning and subdivision regulations with respect to the number of stories permitted, but not the height. Based on the renderings and the massing created when the 10-story height limitation is applied, rigid adherence to that regulation is not in the public interest. Adhering to the 10-story height would result in (1) an increase in the mass of the building facing Bird Road, (2) a “canyon” type effect fronting Bird Road, (3) a decrease in the flow of air and light, and (4) obstruction of views for many of the residential units. None of these effects are in the public interest. On the other hand, the 11-story design does not increase the height of the building but does allow for a decrease in the mass of the building facing Bird Road, as well as an improvement in the views from several apartments and the flow of air and light. The 11-story departure from the underlying zoning regulations is in the public interest.

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

The proposed plan meets the requirements and standards of the PAD regulations.

- 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.

The physical design of the proposed PAD makes adequate provision for public services and provides adequate control over vehicular traffic by internalizing services such as trash and deliveries. The proposed PAD also provides for designated common open areas on the south side of the property where an easement will be dedicated to the City for public access. The proposed design affords a recess along the northern façade providing flow of air and light, which is permitted by the 11th story and also provides for generous public open spaces on the ground level.

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

The adjacent properties and neighborhood on the south side of Bird Road are consistent and compatible with the proposed PAD. Specifically, the five closest buildings along Bird Road are over 100 feet in height, most within a few feet of the proposed 120 feet of height for the proposed PAD. The proposed PAD is compatible with the lower density and height across Bird Road because it provides only 45 feet in height for the first 100 feet from Bird Road. The proposed PAD is further compatible with the neighborhood as it provides a mix of uses, including office use, all of which are compatible with this area of the City.

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

The proposed PAD is desirable to the physical development of the entire community. It will provide public open space and a mix of uses that is very desirable to the community. This block has for a long time been a missing piece of the overall goal of developing this area of the City into a mixed use village.

- 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.

The PAD conforms with the Future Land Use Map and the Coral Gables Comprehensive Plan, including the followings goals and objectives:

Goal FLU-1. Protect, strengthen, and enhance the City of Coral Gables as a vibrant community ensuring that its neighborhoods, business opportunities, shopping, employment centers, cultural activities, historic value, desirable housing, open spaces, and natural resources make the City a very desirable place to work, live, and play.

The Project includes nearly 14,500 square feet of open space, along with 215 new residential units to be located near employment centers and in close proximity to mass transit.

Objective FLU-1.2. Efforts shall continue to be made to control blighting influences, and redevelopment shall continue to be encouraged in areas experiencing deterioration.

The redevelopment of this Property will replace underutilized buildings with the kind of development the City wants to encourage.

Objective FLU-1.7.2. The City shall continue to enforce the Mediterranean architectural provisions by providing incentives for infill and redevelopment that address, at a minimum, the impact on the following issues:

- ***Surrounding land use compatibility***
- ***Historic resources***
- ***Neighborhood identity***
- ***Public facilities including roadways***
- ***Intensity/density of the use***
- ***Access and parking***
- ***Landscaping and buffering***

The Project avails itself of Mediterranean architectural design and in exchange provides a mixed-use building compatible with the surrounding neighborhood.

Goal DES-1. Maintain the City as a livable city, attractive in its setting and dynamic in its urban character.

The addition of a new mixed-use building at this location is in keeping with the livability of the area and adds a new dynamism which is presently lacking.

Objective DES-1.1. Preserve and promote high quality, creative design and site planning that is compatible with the City's architectural heritage, surrounding development, public spaces and open spaces.

Policy DES-1.2.1. Continue the award of development bonuses and/or other incentives to promote Coral Gables Mediterranean design character providing for but not limited to the following: creative use of architecture to promote public realm improvements and pedestrian amenities; provide a visual linkage between contemporary architecture and the existing and new architectural fabric; encourage landmark opportunities; and creation of public open spaces.

The Project is an example of high quality, creative design and site planning compatible with the City's architectural heritage.

Objective DES-1.2. Preserve the Coral Gables Mediterranean design and architecture.

The existing structures on the Property have been declared to not be historically significant by the Historic Resources Department and are proposed to be replaced with Mediterranean style design and architecture which may one day be deemed architecturally significant.

Policy MOB-1.1.2. Encourage land use decisions that encourage infill, redevelopment, and reuse of vacant or underutilized parcels that support walking, bicycling, and public

transit use.

The Project efficiently redevelops underutilized parcels into a new mixed-use building. This redevelopment provides greater housing and retail opportunities in close proximity to transit, employment centers, parks, and schools.

From: [Ramos, Miriam](#)
To: [Paulk, Enga](#)
Subject: Opinion re. story limitation when developing under PAD Ordinance
Date: Thursday, November 21, 2019 11:02:50 AM
Attachments: [opinion - story limitation when developing a PAD.docx](#)
[image005.png](#)
Importance: High

Enga, please format and publish and please send me a final in PDF once it is done. The opinion is being issued to Ramon Trias and needs to go out today.

Thanks,

Miriam Soler Ramos, Esq., B.C.S.

City Attorney

*Board Certified by the Florida Bar in
City, County, and Local Government Law
City of Coral Gables*

405 Biltmore Way, 2nd Floor
Coral Gables, FL 33134
(305) 460-5084 direct dial



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CITY OF CORAL GABLES
CITY ATTORNEY'S OFFICE

OPINION REGARDING STORY LIMITATION WHEN DEVELOPING UNDER PAD ORDINANCE

As the attached letter explains, ALTA Developers is proposing to build a project with a height of 120 feet and 11 stories that will be located at 250 Bird Road, in the City's North Industrial Mixed Use Overlay District. The site is over an acre in size and will be seeking approval as a Planned Area Development (PAD).

Sec. 4-201(E) of the Zoning Code sets forth as follows:

“(6). Height. North Industrial MXD: which have an underlying zoning designation of Industrial, the City Commission may approve up to an additional twenty (20) feet of habitable building height upon finding that the proposed building complies with the following criteria:

- **The building has no more than ten (10) stories.**
- **The additional building height is for the purpose of providing increased floor to ceiling height in residential units.**
- The additional building height enhances the building's aesthetics and the aesthetics of the surrounding area.
- The additional building height does not result in increased density or floor area.”

Under the current proposal, the first and second condition are not met. The building height permitted for sites zoned Industrial in this area is 100 feet. (Sec. 4-201(E)(6), Zoning Code). In looking at Sec. 4-201(D) of the Zoning Code, however, it is evident that the standards contemplate smaller lots. The instant site is over an acre in size and is proposed to be developed as a PAD. Consequently, it is necessary to look to the PAD regulations for further guidance.

Sec. 3-501(A) of the Zoning Code tells us that:

“The purpose of this Division is to encourage the construction of Planned Area Developments (PAD) by providing opportunity for construction of **quality development on tracts and/or parcels of land through the use of flexible guidelines** which allow the integration of a variety of land uses and densities in one development. Furthermore it is the purpose of the PAD to:

1. Allow for **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...”

“A PAD may be approved as a conditional use in any zoning district, except single family residential, in accordance with the standards and criteria of this Division...” Sec. 3-501(B), Zoning Code. Therefore, a PAD is permitted at the intended location.

Further, Sec. 3-502(B) of the Zoning Code provides:

“Relation to general zoning, subdivision, or other regulation. **Where there are conflicts between the PAD provisions and general zoning**, subdivision or other regulations and requirements, **these regulations shall apply**, unless the Planning and Zoning Board recommends, and the City Commission finds, in the particular case:

1. That the PAD provisions do not serve public benefits to a degree at least equivalent to such general zoning, subdivision, or other regulations or requirements, or
2. That actions, designs, construction or other solutions proposed by the applicant, although not literally in accord with these PAD regulations, satisfy public benefits to at least an equivalent degree.

It is clear from the plain language of the PAD regulations, that the City Commission may provide for a departure from zoning regulations, if the Commission deems that the project is providing public benefits “to a degree at least equivalent to such general zoning, subdivision, or other regulations or requirements.”

The attached letter explains that allowing the additional story within the 120-foot envelope permits the building’s tower to comply with the 100-foot setback that is uniform for other buildings along the corridor and allows for the tower to be designed as a “U” instead of an “O”. The applicant explains that an “O” shaped tower would increase the mass of the building which is facing Bird Road, could lead to a canyon effect on that street, would result in the decreased flow of air and light, and would obstruct the view of many of the apartment units.

In addition, the applicant states that the following additional public benefits are provided by the project: (1) the mix of uses is considerably more elaborate than other mixed use projects in the North Industrial Mixed Use District with its office component being the largest of any project in the area; (2) developing as one unified mixed use development is preferable to the existing condition where outdated buildings are disconnected; and (3) high quality public open spaces are being provided.

In addition, in staff’s opinion, allowing the additional story(ies) within the 120 foot envelope permits for a diminished floor plate which results in better design and is in line with urban planning principles and guidelines.

Nothing in this opinion should be construed to provide for additional density or intensity. In consultation with staff, this opinion is issued pursuant to Secs. 2-252(e)(1) and (8) of the City Code and Sec. 2-702 of the City’s Zoning Code authorizing the City Attorney’s Office to issue opinions and interpretations on behalf of the City.

November 2019

MIAMI-DADE

STATE OF FLORIDA
COUNTY OF MIAMI-DADE:

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

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

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

01/27/2022


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

Guillermo Garcia

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

C. Ramin

(SEAL)
GUILLERMO GARCIA personally known to me

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

City Public Hearing Dates/Times	Local Planning Agency / Planning and Zoning Board Wednesday, February 9, 2022, 6:00 p.m.
Location	City Commission Chamber, City Hall 405 Biltmore Way, Coral Gables, FL 33134

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

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

city of Coral Gables

4. An Ordinance of the City Commission of Coral Gables, Florida, providing for text amendments to the City of Coral Gables Official Zoning Code, Article 5, "Architecture," Section 5-200, "Mediterranean Standards;" to limit the Mediterranean Bonus program to Coral Gables Mediterranean Architectural Style and expand the Board of Architects review process to include an optional conceptual review; providing for severability, repealer, codification, and for an effective date.
5. An Ordinance of the City Commission of Coral Gables, Florida providing for a text amendment to the City of Coral Gables Official Zoning Code by amending Article 14, "Process," Section 14-103.2, "Membership; Terms; Vacancies; Removal," to allow a certain percentage of the Board of Architects members to not be residents or have their principal place of business in the City of Coral Gables; providing for severability, repealer codification, and an effective date.
6. An Ordinance of the City Commission of Coral Gables, Florida providing for a text amendment to Article 14 "Process," Section 14-214 "Protection of Landowners' Rights; Relief from Inordinate Burdens" of the City of Coral Gables Official Zoning Code to clarify procedures to resolve disputes and provide relief from the application of the Zoning Code, including the granting of variances; providing for severability, repealer, codification, and an effective date.
7. An Ordinance of the City Commission of Coral Gables, Florida granting approval of a Planned Area Development (PAD) pursuant to Zoning Code Article 14, "Process," Section 14-206, "General Procedures for Planned Area Development" for a multi-family project referred to as "301-341 Madeira" on the property legally described as Lots 4 thru 24, Block 1 of Revised Plat of Coral Gables Section K (341, 335, 331, 325, 321, 317, 301 Madeira Avenue), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date.
8. A Resolution of the City Commission of Coral Gables, Florida granting Conditional Use approval pursuant to Zoning Code Section 2-400, "District Overlays," Section 2-405, "Residential Infill Regulations (RIR)," for a multi-family project referred to as "301-341 Madeira" located on property zoned Multi-Family 2 (MF2) legally described as Lots 4 thru 24, Block 1 of Revised Plat of Coral Gables Section K (341, 335, 331, 325, 321, 317, 301 Madeira Avenue), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date.
9. An Ordinance of the City Commission of Coral Gables, Florida granting approval of a Planned Area Development (PAD) pursuant to Zoning Code Article 14, "Process," Section 14-206, "General Procedures for Planned Area Development" for a mixed-use project referred to as "Alexan Crafts" on property legally described as lots 5 thru 27, Block 28, Coral Gables Crafts Section (340, 330, 322, 314, 310, 300 Catalonia Avenue, 301, 309, 317, 323, 325, 333, 341 Malaga Avenue), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date.
10. A Resolution of the City Commission of Coral Gables, Florida granting approval for Conditional Use Mixed-Use Site Plan pursuant to Zoning Code Section 2-200 "Mixed Use Districts" for a mixed-use project referred to as "Alexan Crafts" on property legally described as lots 5 thru 27, Block 28, Coral Gables Crafts Section (340, 330, 322, 314, 310, 300 Catalonia Avenue, 301, 309, 317, 323, 325, 333, 341 Malaga Avenue), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date.

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

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

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

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

22-70/0000575952M



City of Coral Gables Notice of Public Hearing

Applicant:	Maple Multi-Family Land SE, L.P.
Application:	1. Planned Area Development (PAD) 2. Conditional Use for Mixed Use Site Plan
Property:	Lots 5 thru 27, Block 28, Coral Gables Crafts Section (340, 330, 322, 314, 310, 300 Catalonia Avenue, 301, 309, 317, 323, 325, 333, 341 Malaga Avenue)
Public Hearing- Date/Time/ Location:	Planning & Zoning Board Wednesday, February 9, 2022, starts at 6:00 p.m. City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida, 33134 email: planning@coralgables.com

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

The Applicant, Maple Multi-Family Land SE, L.P., is requesting a Planned Area Development (PAD) designation and a Conditional Use Site Plan approval for a mixed use project referred to as “Alexan Crafts” located in the recently rezoned Crafts Section, generally bounded by Le Jeune Road to the west, Salzedo Street to the east, Catalonia Avenue to the north, and Malaga Avenue to the south. The project consists of 22 live-work units on the ground level, 263 residential units on upper levels, with 364 parking spaces onsite. The proposed building height is 7-stories at 77 feet.

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

- 1. An Ordinance of the City Commission of Coral Gables, Florida granting approval of a Planned Area Development (PAD) pursuant to Zoning Code Article 14, “Process,” Section 14-206, “General Procedures for Planned Area Development” for a mixed-use project referred to as “Alexan Crafts” on property legally described as lots 5 thru 27, Block 28, Coral Gables Crafts Section (340, 330, 322, 314, 310, 300 Catalonia Avenue, 301, 309, 317, 323, 325, 333, 341 Malaga Avenue), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date.*
- 2. A Resolution of the City Commission of Coral Gables, Florida granting approval for Conditional Use Mixed-Use Site Plan pursuant to Zoning Code Section 2-200 “Mixed Use Districts” for a mixed-use project referred to as “Alexan Crafts” on property legally described as lots 5 thru 27, Block 28, Coral Gables Crafts Section (340, 330, 322, 314, 310, 300 Catalonia Avenue, 301, 309, 317, 323, 325, 333, 341 Malaga Avenue), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date.*

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

Please forward to other interested parties.

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

Sincerely,

City of Coral Gables, Florida



Alexan Crafts

PLANNED AREA DEVELOPMENT (PAD)
CONDITIONAL USE REVIEW FOR
MIXED-USE SITE PLAN

330 CATALONIA AVENUE

PLANNING AND ZONING BOARD
FEBRUARY 9, 2022



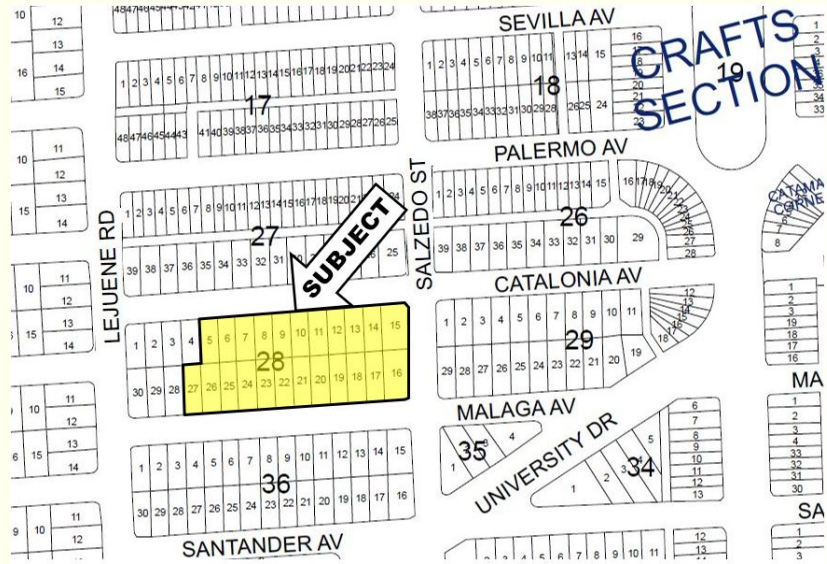
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APPLICATION REQUEST

1. PLANNED AREA DEVELOPMENT (PAD)
2. CONDITIONAL USE FOR MIXED-USE SITE PLAN

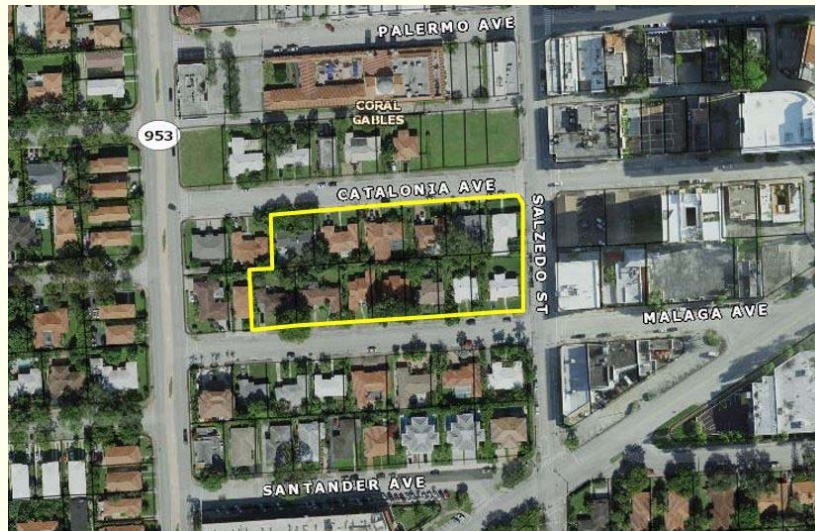
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LOCATION MAP



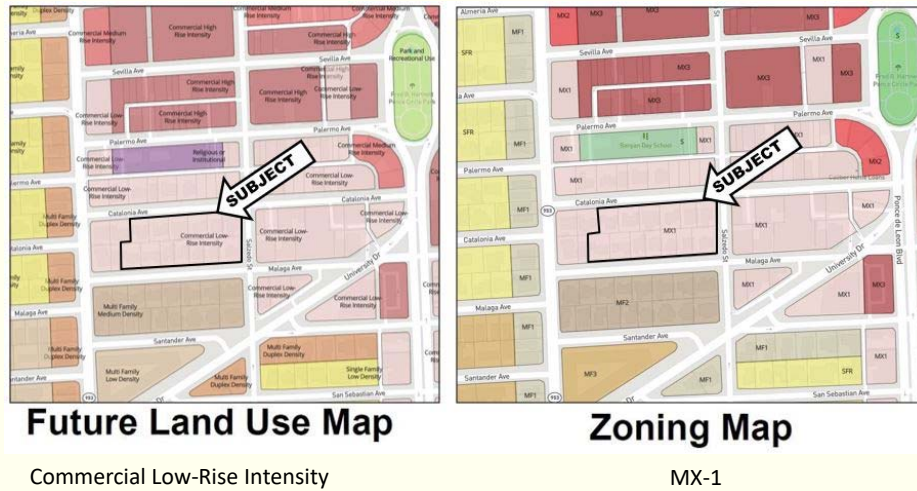
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AERIAL MAP



4

EXISTING DESIGNATIONS



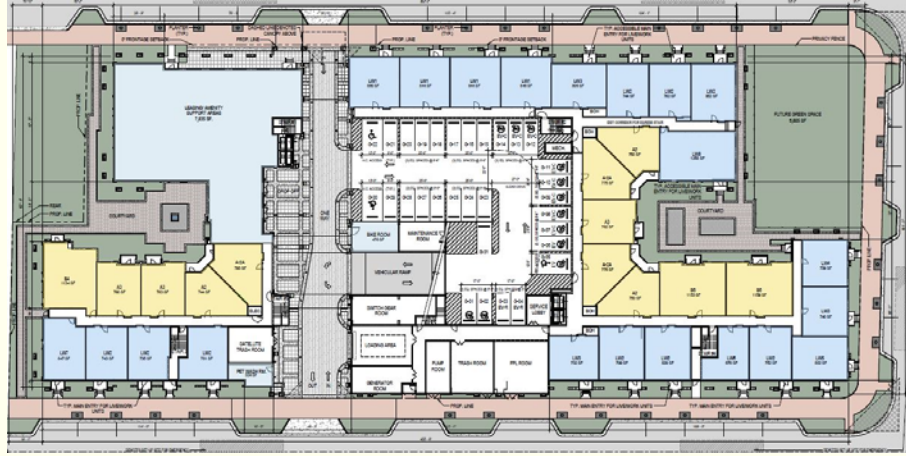
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REQUEST NO. # 1 PLANNED AREA DEVELOPMENT (PAD)

- **MINIMUM SITE AREA ONE (1) ACRE**
- **MINIMUM LOT WIDTH 200 FEET**
- **MINIMUM LOT DEPTH 100 FEET**
- **LANDSCAPE OPEN SPACE 20%**
- **PROVIDES SUBSTANTIAL PUBLIC BENEFIT**
- **MAXIMUM HEIGHT 77 FEET, CONSISTENT WITH THE COMPREHENSIVE PLAN**
- **SEVEN (7) STORIES PER CITY ATTORNEY'S OPINION CAO 2019-029**

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REQUEST NO. # 2
CONDITIONAL USE REVIEW FOR MIXED-USE SITE PLAN



Site Area: 2.11 acres (91,933 sq. ft.)
FAR: 3.39 (311,352 sq. ft.)
Building Height: 77 feet at 7-stories
Parking: 364 parking spaces

Program:

- 22 live-work units on ground floor
- 263 residential units on upper floor

Landscape Open Space: 28.32% (26,036 sq. ft.)

7

SITE PLAN INFORMATION

Type	Permitted	Proposed
Site area	Min 10,000 sq. ft. Min 1 acre for PAD	91,933 sq. ft. (2.11 acres)
Floor area ratio (FAR)	3.5 FAR	3.39 (311,352 sq. ft.)
Building height	77 feet at 6 stories	77 feet at 7 stories (PAD project)
Proposed Uses		
Residential	125 units per acre	263 units (125 units per acre)
Live-work and ground floor uses	24,908 sq. ft. (8%)	26,156 sq. ft. (8.4%)
Landscape open space	20%	28.32%
Total on-site parking	357 spaces	364 spaces

8

EXISTING CONDITION



9

CONCEPTUAL RENDERING (FACING CATALONIA)



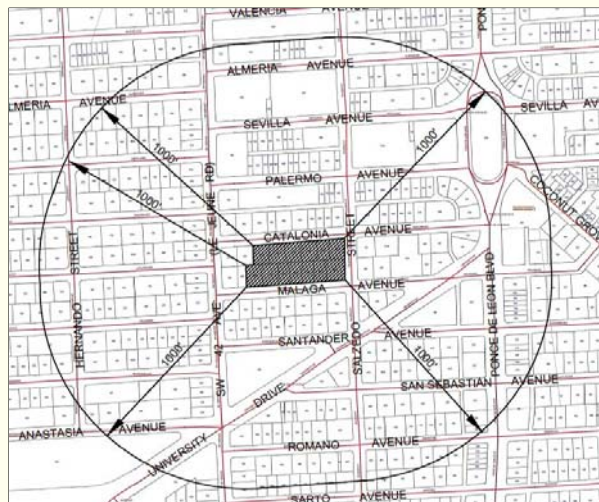
10

REVIEW TIMELINE

1	DEVELOPMENT REVIEW COMMITTEE: 05.28.21
2	BOARD OF ARCHITECTS: 08.19.21, 11.18.21, 12.09.21
3	NEIGHBORHOOD MEETING: 12.26.21
4	PLANNING AND ZONING BOARD: 02.09.22

11

LETTERS TO PROPERTY OWNERS (1,000 FT.)



12

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

13

APPLICATION REQUEST
<p>1. PLANNED AREA DEVELOPMENT (PAD)</p> <p>2. CONDITIONAL USE FOR MIXED-USE SITE PLAN</p>
STAFF RECOMMENDATION
<p>❖ The Planning and Zoning Division based upon the complete Findings of Fact contained within this Report recommends <u>approval with conditions</u> enumerated in the staff report.</p>

14



Alexan Crafts

PLANNED AREA DEVELOPMENT (PAD)
CONDITIONAL USE REVIEW FOR
MIXED-USE SITE PLAN

330 CATALONIA AVENUE

PLANNING AND ZONING BOARD
FEBRUARY 9, 2022

