

DRC Zoning Review: 2801 Salzedo Street, Mercedes-Benz

Prepared by Planning Division – April 30, 2021

Review based on plans dated – April 7, 2021

Existing designations and site data:

Category	Site Info
Property address	2801 Salzedo Street, Coral Gables
Property legal description	Lots 1 thru 11 & 27 thru 38 & 20ft alley laying between Block 18, Crafts Section
Total site area (sq. ft.)	63,000 sq. ft. (1.44 acres)
Existing property uses	Former Police and Fire Station
Existing Comprehensive Plan Future Land Use Map designation(s)	Commercial High-Rise Intensity
Existing Zoning Map designation(s)	Mixed-Use 3 (MX3)
Within an Overlay District (CBD, DO, BIOD, North Ponce MXD, North Ponce CO, Design & Innovation Districts)	No
Within a Community Vision or Master Plan	Yes, Coral Gables Bicycle and Pedestrian Master Plan (Salzedo Street)
Designated Historic Landmark	No
Within TDR sending/receiving boundaries	Yes
Within Coral Gables Redevelopment Infill District (GRID) (Traffic Concurrency Exemption Zone)	Yes
Site Specifics	A-36 – Crafts Section

Request (s)	
Description	Building Alteration of shell / core for showroom and vehicle storage (tenant improvements to be submitted at a future date)
DRC Level 1 or 2	Level 2
DRC Application Permit	DR-21-04-7360
Proposed Use(s)	Showroom and car storage
Coral Gables Mediterranean Bonus	Not Applicable
FAR (Square feet)	90,401 square feet (90,579 sf existing)
Off-Street Parking Spaces	369
Height	66'-10" (5 stories)

Note: The review provided herein is not a comprehensive analysis and is intended only to identify concerns at the Development Review Committee (DRC) level in order to inform the applicant of any changes that may be necessary to allow further review of the application to proceed.

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Code Section	Required	Provided	Staff Evaluation
2-201. Mixed Use 1, 2, and 3 (MX1, MX2 and MX3) Districts:			
2-201.A	Purpose and applicability.	Replacement of garage doors with storefront windows that contribute to the pedestrian experience.	Consider improving the setback area abutting the Salzedo sidewalk with landscape that provides a sense of place
2-201.B(1)	Principal uses, buildings or structures.	Retail sales and vehicle sales	Complies
2-201.B(5)	For MX1 and MX3 facing a primary street, a minimum of fifty (50%) percent of the linear ground floor building frontage shall include retail sales and services, restaurant or office uses, or public realm land area (e.g., plazas, courtyards, open space, and other public spaces) uses. For MX1 and MX3 facing a secondary street, a minimum of twenty (20%) percent of the linear ground floor frontage facing onto a secondary street shall be a shopfront.	Proposed storefronts on primary streets and secondary streets.	Consider improvements to existing courtyard to meet 50% linear ground floor building frontage requirement for Palermo Ave
2-201.D(2)	Maximum FAR: 3.0 (or 3.5 if Mediterranean Bonus Level 2 is obtained) Density: 125 u/a	90,401 square feet, or 1.43 FAR. No residential units proposed.	Complies.
2-201.D(7)	Required open space: 10% Minimum area: 500 sf, and 10ft depth/width	Existing planting areas to remain.	To be determined. Please indicate percentage and square feet of existing open space areas to remain.
2-201.D(8)	Maximum height: 150 feet (or 190.5ft if Mediterranean Bonus Level 2 is obtained)	Existing height of 66'-10" to remain	Complies.
2-201.D(9)	Board of Architects shall review applications for aesthetic design and compatibility	Proposed change of exterior materials to painted-stucco.	To be reviewed by the Board of Architects.
2-201.D(10)	Structured parking shall be setback 20 feet and lined with habitable space.	Existing parking structure to remain.	To be reviewed by the Board of Architects.

Code Section	Required	Provided	Staff Evaluation
4-205.B	Required urban streetscape elements	On-street parking provided on Sevilla and Palermo. Existing pedestrian zone to remain.	Consider adding on-street parking to Salzedo, and additional landscape in the urban open space zone within the setback.

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10-110	Calculation of parking requirements. Vehicle sales / displays. One (1) space per three-hundred (300) square feet of office floor area, plus one (1) space per six-hundred (600) square feet of showroom floor area, plus one (1) space per five (500) square feet of all other floor area.	Existing 369 parking spaces to remain.	To be determined. Submit breakdown of interior uses/spaces.
11-104	Wall mounted signs for buildings 45.1 to 97.0 feet. Limited to 1 sign per street frontage.	3 signs proposed on Salzedo.	To be determined.