



City of Coral Gables Planning and Zoning Staff Report

Property: 33 Alhambra (20 and 42 Navarre Avenue, 33, 43 and 47 Alhambra Circle and 2001 Galiano Street)

Applicant: TWJ Alhambra, LLC

Application: Comprehensive Plan Map Amendment, Zoning Code Map Amendment, Mixed-Use Site Plan

Public Hearing: Planning and Zoning Board / Local Planning Agency

Date & Time: July 13, 2016, 6:00 – 9:00 p.m.

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

1. APPLICATION REQUEST

The request is for consideration of the following for a project known as “33 Alhambra:”

1. Comprehensive Plan Map Amendment
2. Zoning Code Map Amendment
3. Mixed Use Site Plan (Conditional Use Review)

Location

33 Alhambra is a mixed-use project within the Central Business District and within walking distance of Downtown and the Ponce de Leon Trolley. The application package submitted by the Applicant is provided as Attachment A.

This property is located within the north boundary of the City’s Central Business District (CBD) and includes the entire block bounded by Alhambra Circle, Navarre Avenue, Galiano Street and Minorca Avenue. The site is located in a transitional area between high-rise intensity commercial properties and medium-density multifamily residential properties.

The historically designated Coral Gables Elementary School is located across Galiano Street, on the block immediately to the west of the site. Existing two (2) and four (4) story apartment buildings surround the property on the north and east, and a three (3) story commercial office building is located to the south. The Columbus Center project, which is a high-rise mixed use development, was approved to be constructed to the south across the Alhambra Circle/Minorca Avenue intersection.

Project Evolution and Community Discussion

In November 2013, the Applicant submitted a DRC application to construct a 190' tall mixed-use building on this site, with the following legislative requests:

- change the Zoning from Multi-Family 2 to Commercial.
- change the Land Use from Multi-Family Medium Density (maximum height of 97' and maximum density of 50 units/acre) to Commercial High-Rise Intensity (maximum height of 190' and unlimited density.)

The application to construct a 190' tall mixed-use building at this location contributed to a community discussion over the future of the North Ponce area, including the transitional area between the Central Business District and the multi-family North Ponce neighborhood. Multiple community meetings have been held since 2014, including four City Commission discussions, a Community Visioning Workshop held on June 12-13, 2015, and a Community Planning Meeting held on May 5, 2016.

As a result of the community discussion over the future of this area, the Applicant has worked with Staff to revise the request for this site, reducing the height of the building from 190' to 97' (which is the currently permitted height), and amending the Land Use Amendment request as follows:

- change the Land Use from Multi-Family Medium Density (maximum height of 97' and maximum density of 50 units/acre) to Commercial Mid-Rise Intensity (maximum height of 97' and unlimited density.)

Project Summary

The site is 1.1 acres (48,770 sq. ft.) in size and has "Residential Multi-Family Medium Density" land use and Multi-Family 2 District (MF2) zoning designations. An historic two (2) story CBS structure is located on Lot 2 (42 Navarre Avenue), and six other one and two story CBS structures currently also exist on Block 15. All existing structures other than the historically designated building located on Lot 2 would be demolished to allow for the construction of the mixed use project. It is proposed that the historic building be incorporated within the project as a commercial use.

The project includes:

1. Approximately 1.12 acre site
2. Total project area of 170,689 square feet
3. Maximum habitable building height of 97'
4. 189 residential units
5. 249 parking spaces
6. 12,483 square feet of ground-floor work space
7. 8,167 square feet of ground-floor open space
8. Streetscape improvement: bikes lanes and street trees along Alhambra Circle
9. Pedestrian courtyard and preservation of historic building fronting Navarre Avenue
10. Paseos and Arcades connecting to all street frontages

Project Requests and Public Hearing Process

Mixed use projects require commercial land use and zoning designations. Requests have been included with this Application to change the land use of the property from “Residential Multi-Family Medium Density” to “Commercial Mid-Rise Intensity” and the zoning from Multi-Family 2 District (MF2) to Commercial District (C), which are the appropriate commercial designations for this proposed mixed use project.

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 Ordinances and Resolution under consideration include the following:

- 1. An Ordinance of the City Commission of Coral Gables, Florida requesting an amendment to the Future Land Use Map of the City of Coral Gables Comprehensive Plan pursuant to Zoning Code Article 3, “Development Review”, Division 15, “Comprehensive Plan Text and Map Amendments”, and Small Scale amendment procedures (ss. 163.3187, Florida Statutes), from “Residential Multi-Family Medium Density” to “Commercial Mid-Rise Intensity” for the property legally described as all of Block 15, Coral Gables Section “L” (20 and 42 Navarre Avenue, 33, 43 and 47 Alhambra Circle and 2001 Galiano Street), Coral Gables, Florida; and, providing for severability, repealer and an effective date.*
- 2. An Ordinance of the City Commission of Coral Gables, Florida requesting a change of zoning pursuant to Zoning Code Article 3, “Development Review”, Division 14, “Zoning Code Text and Map Amendments”, from Multi-Family 2 District (MF2) to Commercial District (C) for the property legally described as all of Block 15, Coral Gables Section “L” (20 and 42 Navarre Avenue, 33, 43 and 47 Alhambra Circle and 2001 Galiano Street), Coral Gables, Florida; and providing for severability, repealer and an effective date.*
- 3. A Resolution of the City Commission of Coral Gables, Florida requesting mixed use site plan review pursuant to Zoning Code Article 4, “Zoning Districts”, Division 2, “Overlay and Special Purpose Districts”, Section 4-201, “Mixed Use District (MXD)”, for the mixed use project referred to as “33 Alhambra” on the property legally described as all of Block 15, Coral Gables Section “L” (20 and 42 Navarre Avenue, 33, 43 and 47 Alhambra Circle and 2001 Galiano Street), Coral Gables, Florida; including required conditions; providing for an effective date.*

2. REVIEW TIMELINE / PUBLIC NOTICE

City Review Timeline

The submitted applications have undergone the following City reviews:

REVIEW COMMITTEES AND BOARDS	DATE
Development Review Committee	04.29.16
Board of Architects (Preliminary Design and Mediterranean Bonus)	05.12.16
Planning and Zoning Board	07.13.16
City Commission – 1 st Reading	TBD
City Commission – 2 nd Reading	TBD

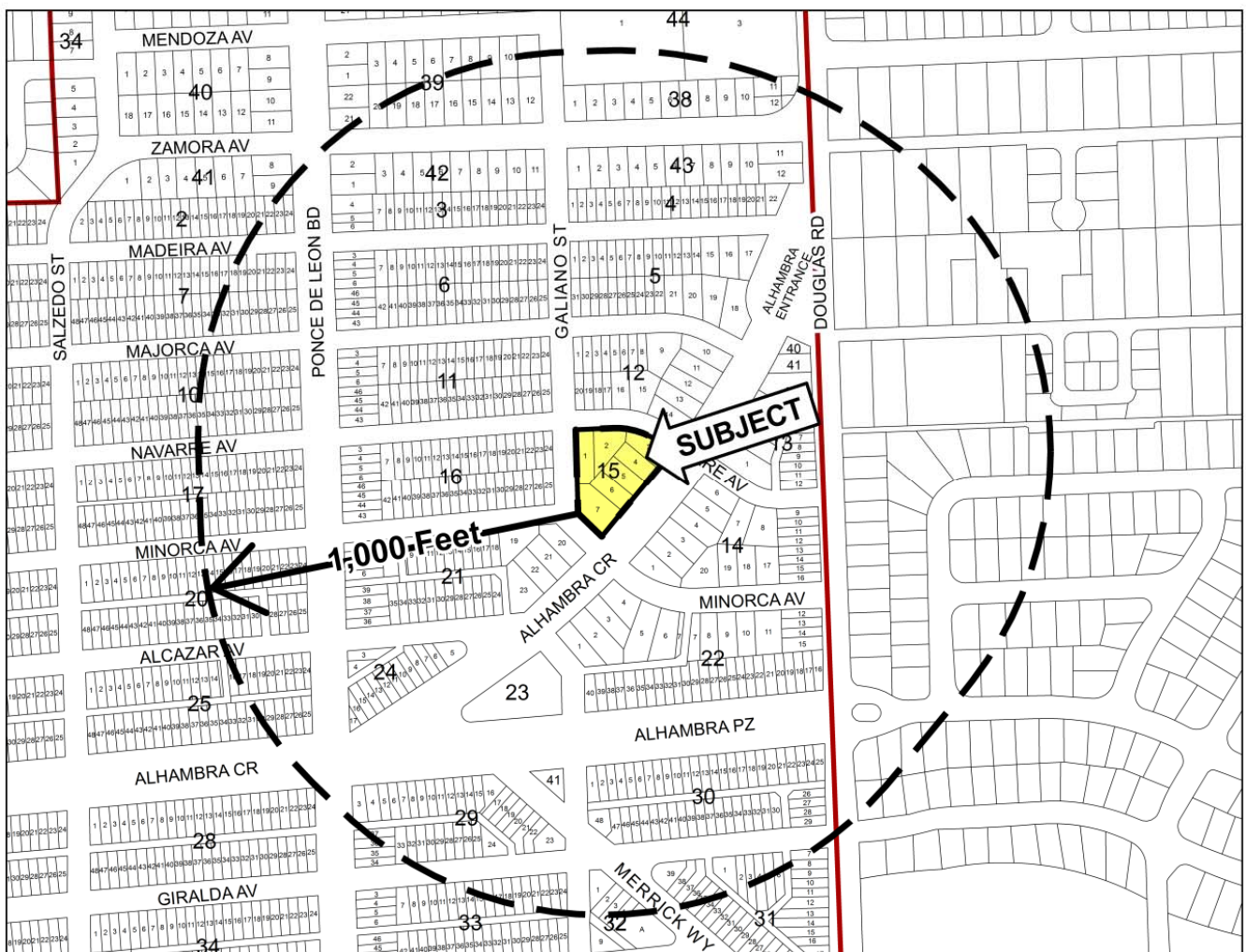
STAFF REVIEW				
Department	DRC 04.29.16	Board of Architects 05.12.16	Staff Meeting 05.19.16	Comments Provided?
Historical Resources and Cultural Arts	x		x	Yes
Parking	x		x	Yes
Public Service	x		x	Yes
Concurrency	x		x	Yes
Police	x		x	Yes
Fire	x		x	Yes
Public Works	x		x	Yes
Zoning	x		x	Yes
Board of Architects		x	x	Yes
Planning	x		x	Yes
Building	x		x	Yes
Economic Development			x	Yes

Public Notification and Comments

The Applicant completed the mandatory neighborhood meeting with notification to all property owners within 1,000 feet of the subject property.

The Zoning Code requires that a courtesy notification be provided to all property owners within 1,000 feet of the subject property. The notice indicates the following: applications filed; public hearing dates/time/location; where the application files can be reviewed and provides for an opportunity to submit comments. Approximately 1,276 notices were mailed. A copy of the legal advertisement and courtesy notice are attached. A map of the notice radius is provided below.

Courtesy Notification Radius Map



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

PUBLIC NOTICE	DATE
Applicant neighborhood meeting	05.10.16
Courtesy notification	07.01.16
Sign posting of property	07.01.16
Legal advertisement	07.01.16
Posted agenda on City web page/City Hall	07.01.16
Posted Staff report on City web page	07.08.16

3. APPLICATION SUMMARY

Project Information

33 Alhambra is a mixed-use project located at the northeast corner of the Central Business District, within walking distance of Downtown, the Ponce de Leon Trolley, Coral Gables Elementary, as well as parks, religious uses, and shopping and employment destinations. The mixed-use project encompasses an entire city block and includes ground-level live-work units, residential, publicly-accessible arcades and paseos, and boutique commercial space in a historic building anchored by a pedestrian courtyard.

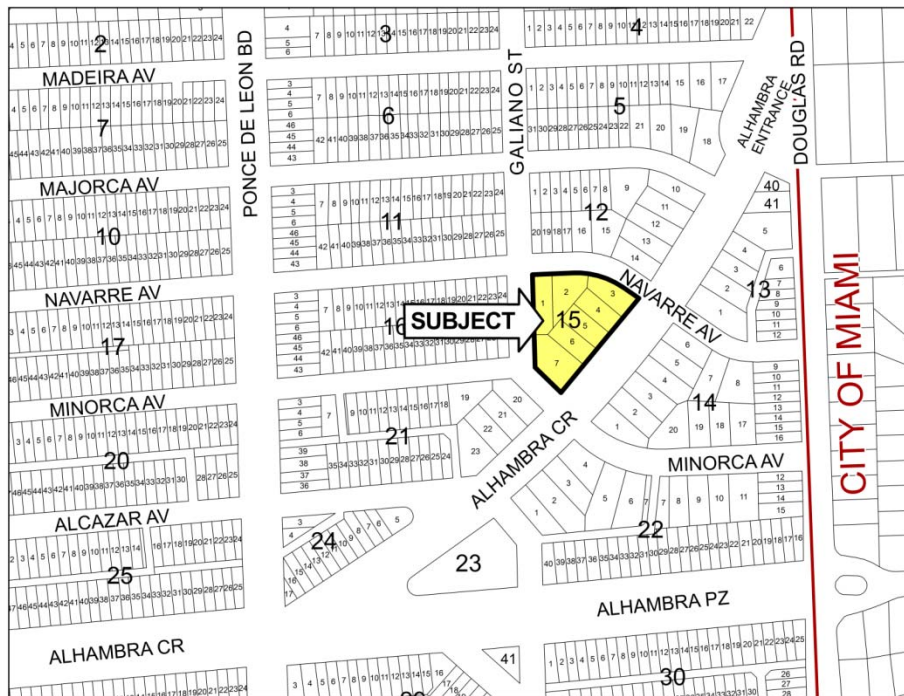
Site Area	1.12 Acres or 48,770 sf (1 City Block)
FAR	3.5 FAR (170,695 sf)
Height	97'
Program	<ul style="list-style-type: none">• 18 Studio Units• 123 One-Bedroom Units• 27 Two-Bedroom Units• 21 Live/Work Units• Boutique Commercial in Historic Building• Open-air Plaza• 11,909 sf of publicly-accessible arcades and paseos
Parking	249 spaces

Standard	Currently Permitted	Permitted if Application Requests Approved	Proposed Development
Total site area	48,770 sf	n/a	n/a
FAR / permitted development (with Mediterranean bonuses)	2.35 max. 114,609 sf	3.5 max. 170,695 sf	3.5 170,689 sf
Ground Floor Commercial (Live / Work – Work Area)	not permitted	48,770 sf	12,483 sf
Residential Density (with Mediterranean bonuses)	50 units / acre max.	Unlimited density	169 units / acre
Total Residential Units	56 units	Unlimited	189 units
<i>Studio</i>	n/a	n/a	18
<i>One bedroom</i>	n/a	n/a	123
<i>Two bedroom</i>	n/a	n/a	27
<i>Live / Work</i>	n/a	n/a	21
Total Off-Street Parking Spaces	n/a	245	249
Building height (Habitable) (with Mediterranean bonuses)	97' max.	97' max.	97'
Number of stories	n/a	n/a	10 stories
Landscape open space	25% min. 12,192 sf	10% min. 4,877 sf	16.7% 8,167 sf
Setbacks			
Alhambra Circle	8' - First two floors 20' – above 2 nd Floor	0'	0'
Minorca Avenue	8' - First two floors 20' – above 2 nd Floor	0'	Varies – 0' to 5'
Galiano Street	8' - First two floors 20' – above 2 nd Floor	0'	0'
Navarre Avenue	8' - First two floors 20' – above 2 nd Floor	0'	Varies – 0' to 26'

Project Location

The subject property occupies an entire block and is bounded to the north by Navarre Avenue and the Central Business District boundary, to the south and west by Galiano Street, and to the southeast by Alhambra Circle. The property is legally described as Block 15, Coral Gables Section "L", Coral Gables, Florida, as shown in the following location map and aerial:

Block, Lot and Section Location Map

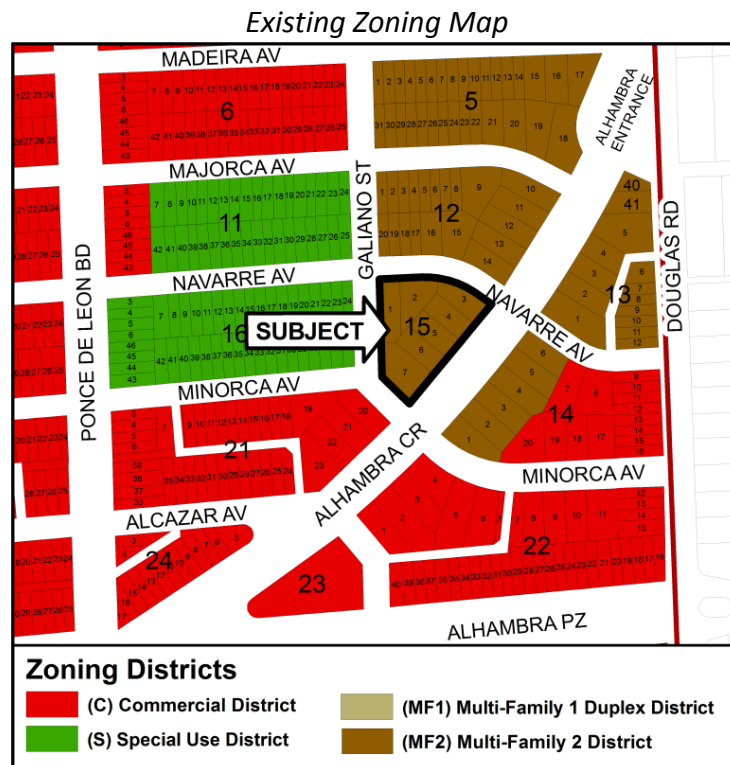
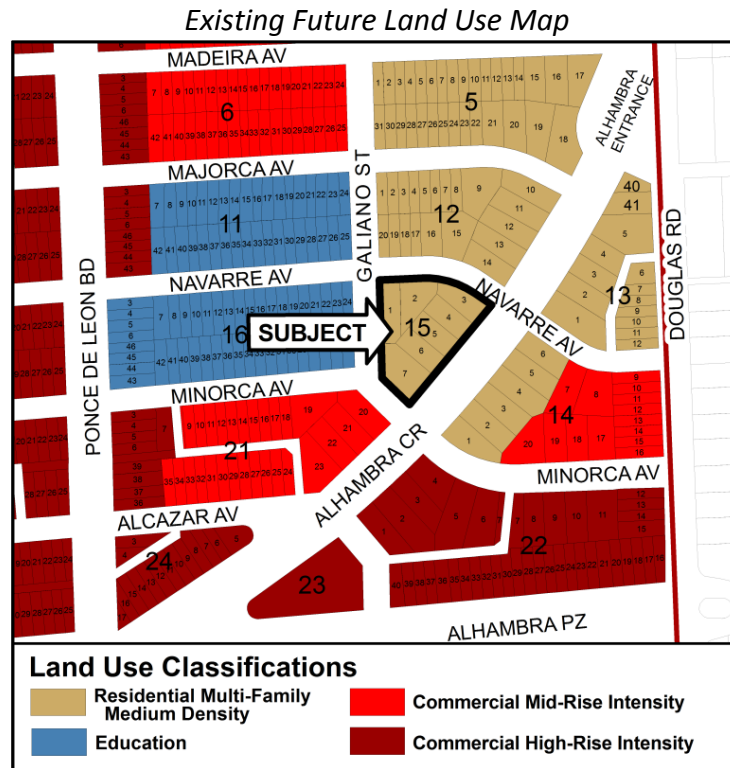


Aerial



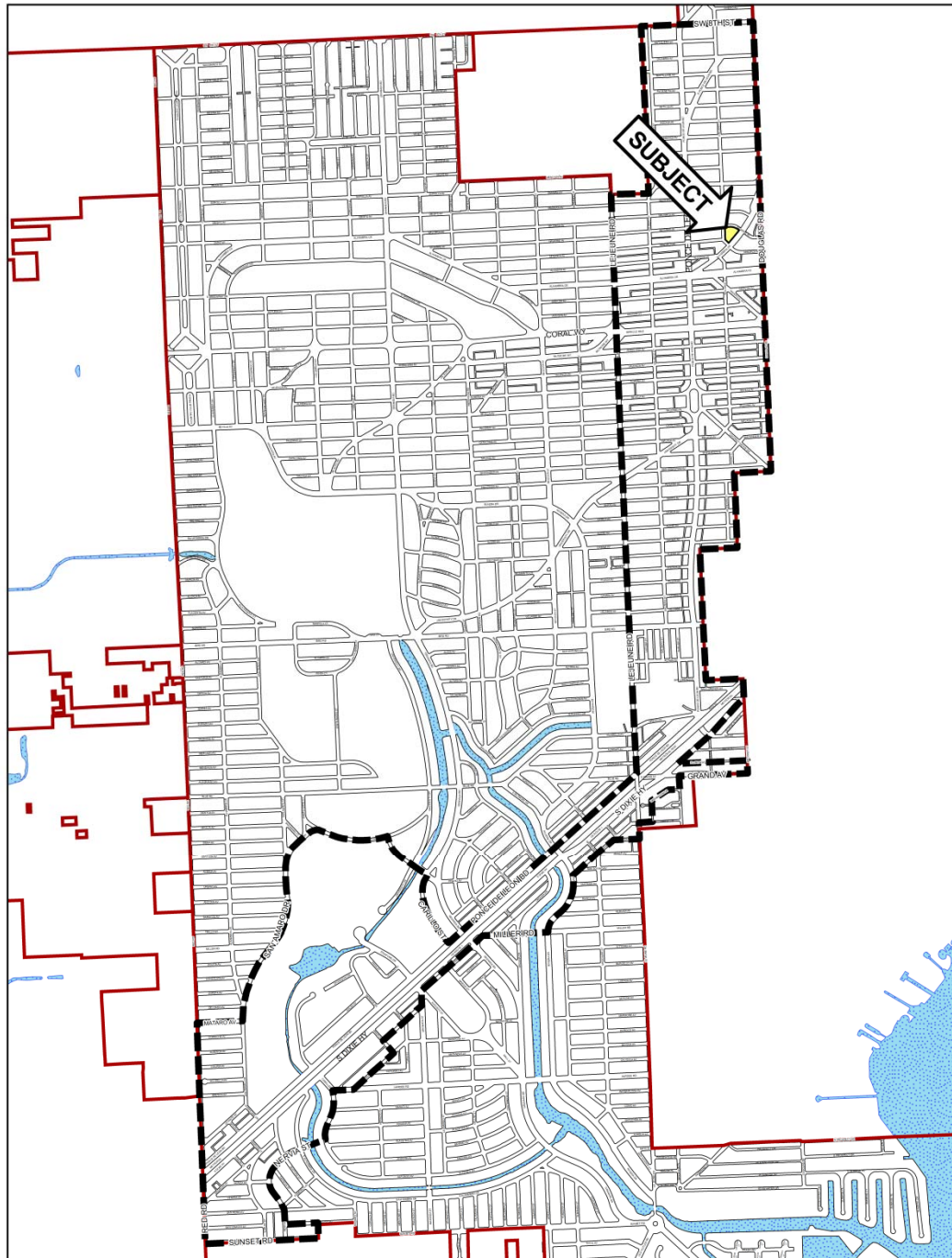
Site Data and Surrounding Uses

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



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.

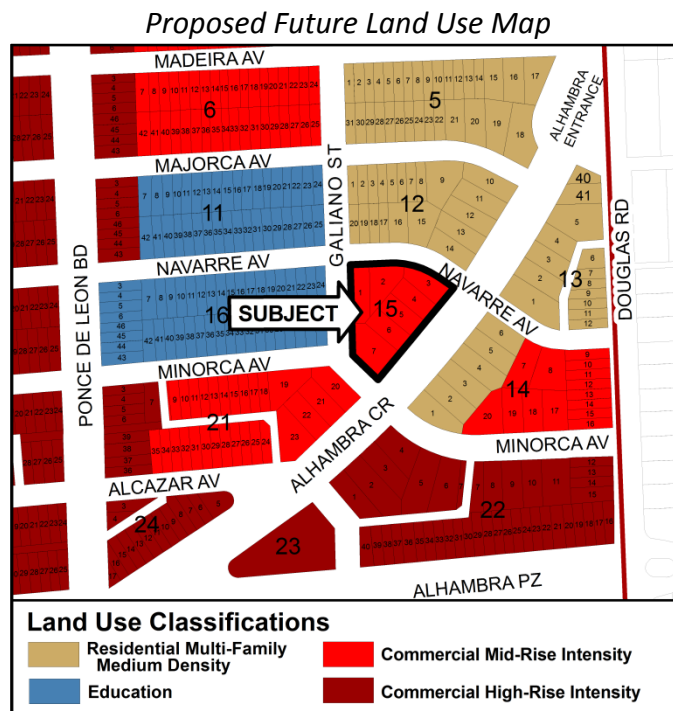
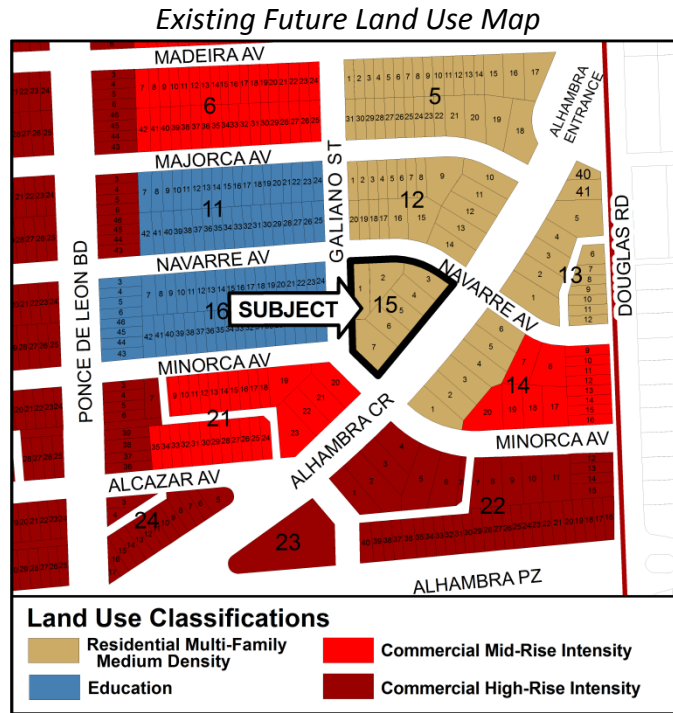
Gables Redevelopment Infill District (GRID)



4. APPLICATION REQUESTS

1. Future Land Use Map Amendment

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



The current Land Use Classification for this property is Residential Multi-Family Medium Density. The applicant requests a change to Commercial Mid-Rise Intensity. The building height regulations are the same for both Land Use Classifications. The change in Land Use will allow the property to increase in density from a maximum of 50 dwelling units / acre (Residential Multi-Family Medium Density) to an unlimited number of dwelling units / acre (unlimited density is allowed for Mixed-Use Projects on Commercial Land Use in the Central Business District).

Findings of Fact

Zoning Code Section 3-1506 provides review standards for Comprehensive Plan amendments:

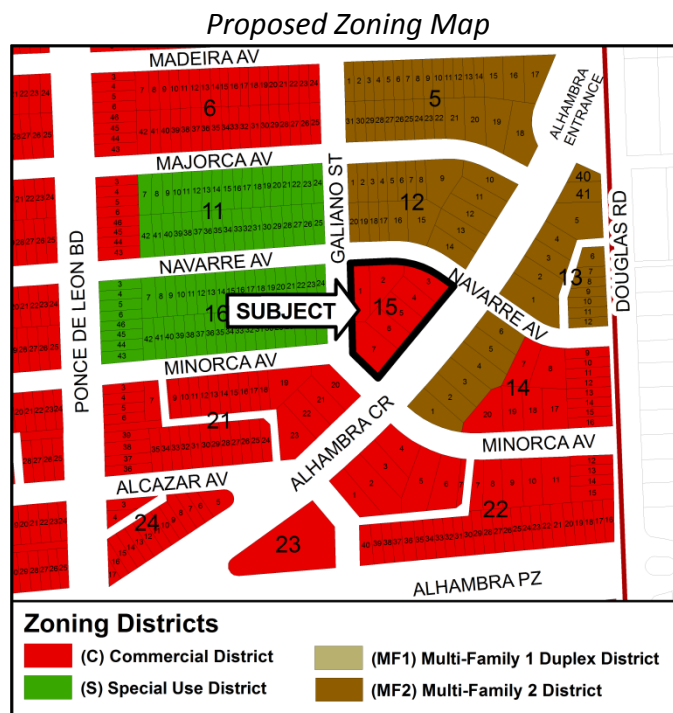
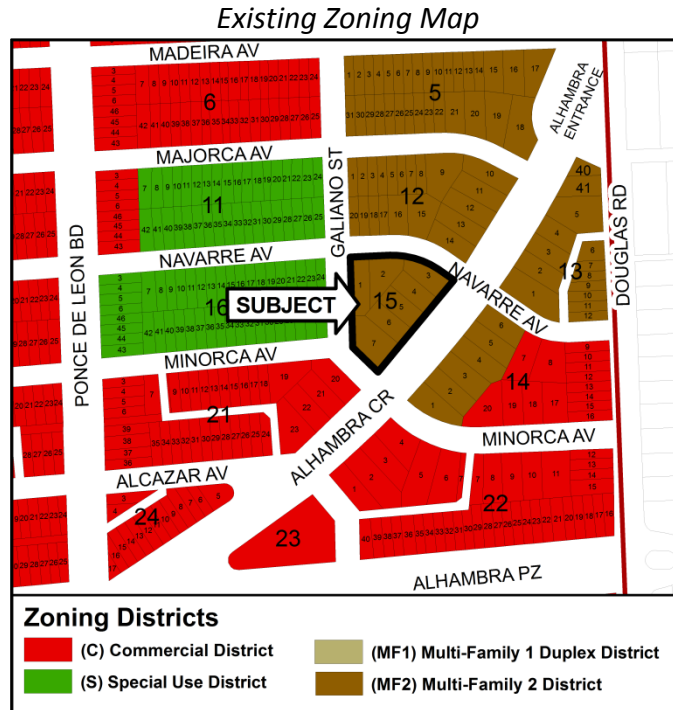
Standard	Staff Evaluation
1. Whether it specifically advances any objective or policy of the Comprehensive Land Use Plan.	The proposed Comprehensive Plan amendment to change the land use from Multi-Family Medium Density to Commercial Mid-Rise Intensity allows for increased residential density within the Central Business District which meets multiple objectives and policies of the Comprehensive Land Use Plan.
2. Whether it is internally consistent with Comprehensive Land Use Plan.	Yes.
3. Its effect on the level of service of public infrastructure.	No negative effect.
4. Its effect on environmental resources.	The proposed amendments promote infill on a previously developed site. No significant environmental resources will be impacted.
5. Its effect on the availability of housing that is affordable to people who live or work in the City of Coral Gables.	The proposed amendments will provide additional multi-family housing opportunities in the City with access to frequent transit service and pedestrian access to dining, shopping, and employment opportunities.
6. Any other effect that the City determines is relevant to the City Commission’s decision on the application.	Residential infill development within the Central Business District meets multiple goals of the Comprehensive Plan.

Staff comments:

The proposed Commercial Mid-Rise Intensity Land Use is appropriate for this location within the Central Business District and is adjacent to other properties with Commercial Mid-Rise Intensity Land Use. The standards identified in Section 3-1506 for the proposed CP map amendment are **satisfied**.

2. Zoning Code Map Amendment

A comparison of the property's existing Zoning Map designation and the Applicant's requested Zoning Map designation is shown on the following mapping:



The current Zoning District for this property is Multi-Family 2. The Applicant requests a change to Commercial. These changes in Zoning will affect the allowable intensity (Floor Area Ratio) and density on the site.

The maximum intensity (FAR) for the proposed project under the current MF2 Zoning is 2.35. The maximum intensity for the proposed Commercial Zoning is 3.5.

The maximum density (Residential Units per Acre) for the current MF2 Zoning is 50 units per acre. The maximum density for the proposed Commercial Zoning (with a mixed-use overlay) is an unlimited number of units per acre.

Maximum height is the same for both the current and proposed Zoning Districts, at 97' maximum.

Findings of Fact

Zoning Code Section 3-1404 provides review standards for applicant-initiated Zoning Map amendments:

1. *It is consistent with the Comprehensive Plan in that it:*
 - a. *Does not permit uses which are prohibited in the future land use category of the parcel proposed for development.*
 - b. *Does not allow densities or intensities in excess of the densities and intensities which are permitted by the future land use category of the parcel proposed for development.*
 - c. *Will not cause a decline in the level of service for public infrastructure to a level of service which is less than the minimum requirements of the Comprehensive Plan.*
 - d. *Does not directly conflict with any objective or policy of the Comprehensive Plan.*
2. *Will provide a benefit to the City in that it will achieve two or more of the following objectives:*
 - a. *Improve mobility by reducing vehicle miles traveled for residents within a one-half (1/2) mile radius by:*
 - i. *Balancing land uses in a manner that reduces vehicle miles traveled.*
 - ii. *Creating a mix of uses that creates an internal trip capture rate of greater than twenty (20%) percent.*
 - iii. *Increasing the share of trips that use alternative modes of transportation, such as transit ridership, walking, or bicycle riding.*

- b. Promote high-quality development or redevelopment in an area that is experiencing declining or flat property values.*
 - c. Create affordable housing opportunities for people who live or work in the City of Coral Gables.*
 - d. Implement specific objectives and policies of the Comprehensive Plan.*
- 3. Will not cause a substantial diminution of the market value of adjacent property or materially diminish the suitability of adjacent property for its existing or approved use.*

Staff comments:

The proposed Commercial Zoning District is appropriate for this property. The standards identified in Section 3-1404 for the proposed Zoning Map amendment are **satisfied**.

3. 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.

Traffic Study

The property is located in the Gables Redevelopment Infill District (GRID), which was created to encourage urban infill development by exempting projects from concurrency analysis for traffic capacity. The traffic study shows that all intersections operate at an acceptable level of service, with the exception of the intersection of Alhambra Circle and Douglas Road. Improvements to the intersection of Alhambra Circle and Douglas Road are provided as a condition of approval.

Concurrency Management

This project has been reviewed for compliance with the City's Concurrency Management program. The Concurrency Impact Statement (CIS) for the project indicates that there is adequate infrastructure available to support the project.

Public School Concurrency Review

Pursuant to the Educational Element of the City's Comprehensive Plan, Article 3, Division 13 of the Zoning Code, and State of Florida growth management statute requirements, public school concurrency review is required prior to final Board of Architects review for all applications for development approval in order to identify and address the impacts of new residential development on the levels of service for public school facilities. For a residential development to secure a building permit, adequate school capacity must be available or scheduled to be under actual construction within three years of the final approval. If capacity is not available, the developer, school district and affected local government must work together to find a way to provide capacity before the development can proceed. A letter issued by the Miami-Dade County Public School Board dated states the proposed project had been reviewed and that the required Level of Service (LOS) standard had been met and that school capacity has been reserved for a period of one year.

Art in Public Places Program

The Applicant is required to satisfy the City's Art in Public Places program by either providing public art on site, or providing a contribution to the Art in Public Places Fund.

Undergrounding of Overhead Utilities

The provisions in Zoning Code Section 4-201, Mixed Use District require that all utilities shall be installed underground pursuant to the direction of the Public Works Department. In accordance with that

requirement, all utilities within the public right-of-way adjoining the project site will be installed underground. To assist in a cohesive undergrounding of all utilities, in furtherance of satisfying Zoning Code Article 3, more specifically, Division 2, "Overlay and Special Purpose Districts," Section 4-201, "Mixed Use District (MXD)," and Article 4, "Zoning Districts," Division 4, "Conditional Uses," Section 3-408, "Standards for review," the Applicant has proffered to underground all existing overhead utilities.

Off-Site Improvements

The Applicant proffers to provide streetscape improvements for Alhambra Circle and Galiano Street, including bike lanes, a landscaped swale, and on-street parking.

Purpose and Objectives

Zoning Code Section 4-201 states that a proposed Mixed-Use site plan must comply with the following:

1. *Provide the method by which tracts of land may be developed as a planned unified project rather than on a lot-by-lot basis as provided for in the City's other regulations.*
2. *Provide for residential uses at higher densities in exchange for public realm improvements.*
3. *Provide maximum design freedom by permitting property owners an opportunity to more fully utilize the physical characteristics of the site through modified development regulations and the planned mixing of uses.*
4. *Require that property within the District will be developed through a unified design providing continuity among the various elements causing a better environment.*
5. *Create a diversity of uses within walking distance, including but not limited to: residential, offices, workplaces, neighborhood commercial, and public open spaces.*
6. *By organizing appropriate building densities, public transit will be further strengthened as an alternative to the use of private vehicles.*
7. *Provide a strong emphasis on aesthetics and architectural design through the use of the regulations and the planned mixing of uses to establish identity, diversity and focus to promote a pedestrian friendly environment.*

Findings of Fact

A Mixed-Use Site Plan is a Conditional Use review, and must comply with Zoning Code Section 3-408, "Standards for Review" as follows:

STANDARD	STAFF EVALUATION
1. The proposed conditional use is consistent with and furthers the goals, objectives and policies of the Comprehensive Land Use Plan and furthers the purposes of these regulations and other City ordinances and actions designed to implement the Plan.	Yes. As concluded in this report, this Application is "consistent" with the CP's Goals, Objectives and Policies with the recommended conditions of approval and site plan provisions incorporated by the Applicant which address the City objectives for encouraging mixed use development within the Central Business District. The geographic area encompasses a large area that is served by numerous residential, civic, retail and office uses. The area is served by the Coral Gables Trolley.
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 project is similar and complimentary to existing mixed use projects in the area and those which are being planned and under construction.
3. The proposed conditional use does not conflict with the needs and character of the neighborhood and the City	Yes. The redevelopment of this property as a mixed use project fulfills the objectives of the City to attract mixed use developments to the area and the creation of a pedestrian oriented urban environment.
4. The proposed conditional use will not adversely or unreasonably affect the use of other property in the area.	Yes. The Applicant's proposal is consistent with the underlying land use designation as it will not adversely or unreasonably affect the use of other adjoining, adjacent and contiguous properties in the area. Conditions of approval are recommended that mitigate potential negative impacts created during construction, and after the project has been completed. These include conditions that regulate the closure of streets around the project site during construction, designation of a construction information/contact person, restrictions on illuminated signage and exterior building lighting, and the provision of public realm/landscaping improvements, streetscape improvements and other off-site improvements that would otherwise not have been realized.
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 planned redevelopment of this property as a mixed-use project is consistent with the redevelopment occurring in the surrounding district.

STANDARD	STAFF EVALUATION
6. The parcel proposed for development is adequate in size and shape to accommodate all development features.	Yes. The parcel is over one (1) acre in size which accommodates all development features while allowing for open space opportunities in excess of that required in the Zoning Code.
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 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 and service access and areas are enclosed. A pedestrian courtyard, a paseo, and arcades are provided to encourage and facilitate pedestrian circulation through and around the project site and surrounding district.
9. The proposed conditional use satisfies the concurrency standards of Article 3, Division 13 and will not adversely burden public facilities, including the traffic-carrying capacities of streets, in an unreasonable or disproportionate manner.	Yes. The proposed project was reviewed by the Zoning Division for concurrency, and it was found that there is adequate infrastructure including water, sewer, open space, parks and recreation facilities available to support the project.

Staff comments:

The standards identified in Section 3-408 for the proposed Mixed-Use Site Plan are **satisfied, with conditions.**

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
6 .	Policy FLU-1.7.1. Encourage effective and proper high quality development of the Central Business District, the Industrial District and the University of Miami employment centers which offer potential for local employment in proximity to protected residential neighborhoods.	Complies
7 .	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: <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
8 .	Policy FLU-1.9.1. Encourage balanced mixed use development in the central business district and adjoining commercial areas to promote pedestrian activity and provide for specific commitments to design excellence and long term economic and cultural vitality.	Complies
9 .	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
10.	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
11.	Goal DES-1. Maintain the City as a livable city, attractive in its setting and dynamic in its	Complies

REF. NO.	COMPREHENSIVE PLAN GOAL, OBJECTIVE AND POLICY	STAFF REVIEW
	urban character.	
12.	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
13.	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
14.	Policy DES-1.1.6. Maintain the character of the residential and nonresidential districts, and their peculiar suitability for particular uses.	Complies
15.	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
16.	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
18.	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
19.	Objective HOU-1.5. Support the infill of housing in association with mixed use development.	Complies
20.	Policy HOU-1.5.2. Encourage residential mixed use as a means of increasing housing supply within the Downtown/Central Business District/Mixed Use Development Overlay Area, thereby promoting increase in commercial and retail activity, increased use of transit, reduction of auto dependency, in association with minimizing visual and physical impacts of nearby lower density areas.	Complies
21.	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
22.	Policy MOB-1.1.1. Promote mixed use development to provide housing and commercial services near employment centers, thereby reducing the need to drive.	Complies

REF. NO.	COMPREHENSIVE PLAN GOAL, OBJECTIVE AND POLICY	STAFF REVIEW
23.	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
24.	Policy MOB-1.1.3. Locate higher density development along transit corridors and near multimodal stations.	Complies
25.	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
26.	Policy MOB-1.1.8. Protect residential areas from parking impacts of nearby nonresidential uses and businesses and discourage parking facilities that intrude, impact and increase traffic into adjacent residential areas.	Complies
27.	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
28.	Policy MOB-2.8.1. The City shall continue implementation and further strengthen the City's existing land development regulations requiring the placement of landscaping within rights-of-way to complete the following: <ul style="list-style-type: none"> • Promote expansion of the City's existing tree canopy. • Provide screening of potentially objectionable uses. • Serve as visual and sound buffers. • Provide a comfortable environment for pedestrian walking (walkability) and other activities. • Improve the visual attractiveness of the urban and residential areas (neighborhoods). 	Complies

Staff Comments: Staff's determination that this application is **consistent** with the CP Goals, Objectives and Policies that are identified is based upon compliance with conditions of approval recommended by Staff. The Applicant's plans address the City objectives for encouraging mixed use development near multi-modal transportation nodes.

5. STAFF RECOMMENDATION AND CONDITIONS OF APPROVAL

Based upon the complete Findings of Fact contained within this report, staff recommends the following:

1. An Ordinance of the City Commission of Coral Gables, Florida requesting an amendment to the Future Land Use Map of the City of Coral Gables Comprehensive Plan pursuant to Zoning Code Article 3, "Development Review", Division 15, "Comprehensive Plan Text and Map Amendments", and Small Scale amendment procedures (ss. 163.3187, Florida Statutes), from "Residential Multi-Family Medium Density" to "Commercial Mid-Rise Intensity" for the property legally described as all of Block 15, Coral Gables Section "L" (20 and 42 Navarre Avenue, 33, 43 and 47 Alhambra Circle and 2001 Galiano Street), Coral Gables, Florida; and, providing for severability, repealer and an effective date.

Staff recommends **Approval**.

2. An Ordinance of the City Commission of Coral Gables, Florida requesting a change of zoning pursuant to Zoning Code Article 3, "Development Review", Division 14, "Zoning Code Text and Map Amendments", from Multi-Family 2 District (MF2) to Commercial District (C) for the property legally described as all of Block 15, Coral Gables Section "L" (20 and 42 Navarre Avenue, 33, 43 and 47 Alhambra Circle and 2001 Galiano Street), Coral Gables, Florida; and providing for severability, repealer and an effective date.

Staff recommends **Approval**.

3. A Resolution of the City Commission of Coral Gables, Florida requesting mixed use site plan review pursuant to Zoning Code Article 4, "Zoning Districts", Division 2, "Overlay and Special Purpose Districts", Section 4-201, "Mixed Use District (MXD)", for the mixed use project referred to as "33 Alhambra" on the property legally described as all of Block 15, Coral Gables Section "L" (20 and 42 Navarre Avenue, 33, 43 and 47 Alhambra Circle and 2001 Galiano Street), Coral Gables, Florida; including required conditions; providing for an effective date.

Staff recommends **Approval, with conditions**. Please refer to the Site Plan Conditions of Approval on the proceeding pages.

Summary of the Basis for Approval

As enumerated in the Findings of Fact contained herein, Staff finds the Application is in compliance with the Comprehensive Plan, Zoning Code, and other applicable City Codes, subject to the identified conditions of approval.

Site Plan Conditions of Approval (Mixed-Use Site Plan)

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 Mixed-Use Site Plan Application is subject to all of the following conditions of approval. Additional conditions of approval may be added to this list prior to Commission 1st Reading.

1. To be completed prior to City Commission 1st Reading:

- a. The building frontage along Alhambra Circle shall be updated to include the following:
 - i. Expanded landscaped area between the pedestrian sidewalk and the curb, while providing some paved access between the on-street parking and the sidewalk.
 - ii. Updated arcade design, to include:
 1. Minimum of 10' horizontal clearance for a pedestrian path along the entire length of the arcade. 12' horizontal clearance is preferred.
 2. Minimum of 16' vertical clearance from the sidewalk elevation to the lowest point of the arcade ceiling.
 - iii. Live/work unit design shall meet all code requirements, including stairway vertical clearance and entry directly from the parking garage into the unit.
- b. The applicant shall continue to explore opportunities to reduce building mass and bulk and create a transition to residential properties to the north and east.
- c. Streetscape improvements for both sides of this block of Alhambra Circle, including on-street parking, expanded curb line to provide a landscaped area along the curb, bike lanes, and reduction of vehicular lanes from two lanes to one lane, shall be clearly depicted in the site plan and landscape plan.
- d. Provide a statement that the Bicycle Master Plan along Galiano shall be implemented along this block as a result of this request.
- e. Provide crosswalk details at all intersections.
- f. Provide a statement indicating how the project will comply with LEED requirements.
- g. Provide written approval from the Director of Historical Resources and Cultural Arts for the proposal to fulfill the Art in Public Places requirement through preservation of the historic building.
- h. Provide copies of completed Concurrency reviews.
- i. Ensure that elevator lobbies within the garage meet building code requirements.

2. Application/supporting documentation. Construction of the proposed project shall be in substantial conformance with all of the following:

- a. Applicant's submittal package dated 07.13.16 prepared by Bellin & Pratt Architects, LLC.
- b. Traffic Impact Study, dated May 2016, prepared by Kimley-Horn.
- c. All representations proffered by the Applicant's representatives as a part of the review of the Application at public hearings.

- 3. 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.

- 4. Prior to issuance of the first Building Permit, Applicant shall:**

 - a. Emergency Vehicle Signal Preemption Technology.** The Applicant, property owner(s), their successors or assigns shall contribute to emergency vehicle technology improvements for traffic signal preemption to improve response times within the Gables Redevelopment Infill District (GRID).

 - b. Additional Reviews.**

 - i. Board of Architects. Final approval of the project by the Board of Architects is required prior to issuance of any building permit.
 - ii. Zoning Review. The Applicant shall provide measurable floor plans of the project to City Staff for verification of Zoning requirements such as floor area ratio, setbacks, height and parking.

 - c. Signage.** Provide Signage Plan indicating size and location of all proposed exterior signage, including tenant signs, directory signs, parking garage signs, etc.

 - d. Parking Garage Design.** The parking garage shall be designed to address the following items:

 - i. Provide direct pedestrian access from the parking garage to all adjacent streets and open spaces in the project.
 - ii. All parking garage openings shall be screened so that interior lights and car headlights are not visible from surrounding properties and rights-of-way.

 - e. Ground Floor Design.** The ground floor of all buildings shall continue to be designed to optimize pedestrian activity and retail success. All Storefronts shall be transparent.

 - i. All arcades shall be flush with the sidewalk grade.
 - ii. Arcades shall not be interrupted by stairwells, elevators, or solid walls.
 - iii. Pedestrian entrances into active spaces (lobbies, retail, etc) shall be provided on all ground floor facades with an average spacing of 60’.

- f. Loading and Service.** Loading and Service shall be designed so as to minimize its effect on the pedestrian realm.
- g. 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 and vehicular access and circulation around Coral Gables Elementary School.
- h. Traffic Improvements.** 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 Public Works Department 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.
- i. 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. 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. Bond for Offsite Improvements.** Provide to the City a surety bond, or other form of security deemed acceptable by the City, in the amount of 100% of the estimated total hard and soft cost of all Offsite Improvements as determined by the Public Works Director.
- l. 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.
- m. Bicycle Amenities.**

- i. Provide bicycle parking as required in the Zoning Code.
 - ii. Bike Sharing Facilities. The Applicant shall reserve space within the project for future bike sharing facilities. Final design shall require written conceptual approval of the Parking Director and Public Works Director prior to issuance of the first City permit.
- n. Car Sharing Facilities.** To the same extent of other projects of similar size within the City, the Applicant shall reserve space within the project for future car sharing facilities in coordination with the City's Parking Director. Final design shall require written conceptual approval of the Parking Director prior to issuance of the first City permit. Required parking spaces may be utilized for car sharing.
- o. Electric Car-Charging Stations.** The Applicant shall provide a minimum of one (1) electric car-charging station for every seventy-five (75) parking spaces. The electric car-charging station may be counted towards the project parking requirement.

5. Prior to issuance of the first 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 abutting the project boundary, subject to review and approval by the Directors of Public Works, Landscape Services and Planning and Zoning.
- b. Utility Upgrades.** All sanitary sewer gravity lines serving the project shall be properly upgraded to handle all peak flows downstream from the points of connection through the serving pump station.
- c. Art in Public Places.** Prior to the issuance of a Temporary Certificate of Occupancy (TCO) for the project, the Applicant shall comply with all City requirements for Art in Public Places.
- d. Traffic improvements and study.** Complete all traffic improvements recommended by the Traffic Study prepared by Kimley-Horn, and satisfactorily resolve any outstanding Traffic Study issues as identified by the Public Works Department and City's traffic consultant, subject to review and approval by the Director of Public Works.
- e. Bicycle / Pedestrian Plan.** The bicycle and pedestrian paths shall comply with the City's Bicycle Pedestrian Master Plan.
- f. Right-of-way and public realm improvements.** Install all right-of-way improvements and all landscaping, public realm and streetscape improvements identified on the Applicant's approved plans, subject to review and approval by the Directors of Public Works, Landscape Services, Planning and Zoning, and Parking. Any changes to and departures from the right-of-way and public realm improvements identified on the Applicant's

approved plans and associated detail plans and specifications via the permitting process shall be subject to review and approval by Directors of Public Works, Landscape Services, Planning and Zoning, and Parking.

- g. Publicly Accessible Open Spaces Easement.** Execute and record a Publicly Accessible Open Spaces Easement Agreement between the City and the Owner.

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

- a. LEED.** Within two years of the issuance of a Final Certificate of Occupancy for any individual building, such individual building must achieve LEED Silver or equivalent certification.
- b. Traffic Calming.** At the Applicant's expense, the City shall perform traffic calming studies 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 traffic calming is warranted on any of these roadways, the Applicant shall construct or pay for any physical traffic calming 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 dated 07.13.16.
- B. 07.01.16 Legal notice.
- C. 07.01.16 Courtesy notice mailed to all property owners within 1,000 feet.

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
Director of Planning and Zoning
City of Coral Gables, Florida