



City of Coral Gables  
Preliminary Zoning Observation Report

DATE OF REVIEW: MAY 10, 2021

PROPERTY: 301-341 MADEIRA AVENUE

FOLIO: 03-4108-005-0090; 03-4108-005-0080; 03-4108-005-0070; 03-4108-005-0060;  
03-4108-005-0050; 03-4108-005-0040; 03-4108-005-0030; 03-4108-005-0020

ZONING DISTRICT: MF-2

OVERLAY: RESIDENTIAL INFILL REGULATIONS OVERLAY DISTRICT (RIR) PER SECTION 2-405

DRC: YES – DRC MEETING NOVEMBER 30, 2018 (DR-18-11-2818)

PERMIT NO.: **AB-19-01-3562**

SCOPE OF WORK: MULTI-FAMILY BUILDING WITH 141 UNITS, LOCATED IN THE MF2 ZONING DISTRICT UTILIZING RESIDENTIAL INFILL REGULATIONS (RIR) TO ALLOW ADDITIONAL DENSITY AND FAR

**ZONING OBSERVATIONS REQUIRING CITY ARCHITECT OR BOARD OF ARCHITECTS SPECIFIC APPROVAL  
AS PER THE ZONING CODE**

1. PER SECTION 2-405, IF THE APPLICANT CHOOSES TO USE THE DENSITY AND FLOOR AREA RATIO BONUSES PROVIDED IN RIR, ALL OF THE STANDARDS IN RIR SHALL BE MANDATORY.
  - PER RIR, SECTION 2-405.B.6.E(III) *OFF-STREET PARKING SHALL BE SET BACK A MINIMUM OF THIRTY (30) FEET FROM THE FRONT PROPERTY LINE AND SHALL BE SCREENED WITH HABITABLE LINER SPACE OR LANDSCAPING. OFF-STREET PARKING IS PROHIBITED IN THE FRONT SETBACK.*
2. PER SECTION 2-103.D.10.C, *TO ACCOMMODATE STREET TREES AND MINIMIZE SIDEWALK DISRUPTION, DRIVEWAYS AND CURB CUTS SHALL NOT EXCEED ELEVEN (11) FEET IN WIDTH WITHIN THE PUBLIC RIGHT-OF-WAY, DESIGNED AS SEPARATED ENTRY AND EXIT DRIVEWAYS; SHARED DRIVEWAYS ARE ENCOURAGED.*
3. PER PLANNED AREA DEVELOPMENT (PAD), SECTION 2-500.B.H DESIGN REQUIREMENTS. ALL BUILDINGS WITHIN A PAD SHALL CONFORM TO THE FOLLOWING:
  - 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.
  - 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.
  - PARKING GARAGES SHALL INCLUDE ARCHITECTURAL TREATMENTS COMPATIBLE WITH BUILDINGS AND STRUCTURES WHICH OCCUPY THE SAME STREET;
  - 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 PASSAGEWAY OR ALLEY PROVIDING THROUGH ACCESS; AND
  - ALL BUILDINGS, EXCEPT ACCESSORY BUILDINGS, SHALL HAVE THEIR MAIN PEDESTRIAN ENTRANCE ORIENTED TOWARDS THE FRONT OR SIDE PROPERTY LINE.

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### GENERAL OBSERVATIONS

THE FOLLOWING WILL BE CONSIDERED BY THE PLANNING AND ZONING BOARD AND THE CITY COMMISSION:

1. PLANNED AREA DEVELOPMENT (PAD) ASSIGNMENT
2. CONDITIONAL USE SITE PLAN REVIEW FOR MULTI-FAMILY BUILDING WITH 141 UNITS, LOCATED IN THE MF2 ZONING DISTRICT UTILIZING RESIDENTIAL INFILL REGULATIONS (RIR) TO ALLOW ADDITIONAL DENSITY AND FAR

STANDARD	REQUIRED/PERMITTED		PROPOSED
BUILDING SITE			
	20,000 SQ. FT. FOR RIR		62,474 SQ. FT.
	1 ACRE FOR PAD		1.43 ACRES
BUILDING SITE WIDTH	200 FEET FOR PAD		599 FEET
OPEN SPACE			
MF2 (25% INCL. ROW)	15,618 (MAY INCLUDE ROW)		18,218 INCLUDING ROW
PAD (20% W/IN SITE)	12,494 (W/IN SITE)		16,559 SQ. FT. SITE ONLY
DENSITY	MF2	RIR	
	57 UNITS (40 PER ACRE)		
WITH MED BONUS I & II	72 UNITS (50 PER ACRE)	143 UNITS (100 PER ACRE)	141 UNITS
FAR	2.0 = 124,948 SQ. FT.		
FAR W/ MED BONUS I & II	2.5 = 156,185 SQ. FT.		2.42 = 151,368 SQ. FT.
SETBACK			
PRINCIPAL FRONT (MADEIRA)	10		10
SIDE INTERIOR (WEST)	10		10
SIDE STREET (EAST)	10		25'-6"
REAR (NORTH) NO ALLEY	10		10
OFF-STREET PARKING PER RIR	OFF-STREET PARKING SHALL BE SET BACK A MINIMUM OF THIRTY (30) FEET FROM THE FRONT PROPERTY LINE AND SHALL BE SCREENED WITH HABITABLE LINER SPACE OR LANDSCAPING. OFF-STREET PARKING IS PROHIBITED IN THE FRONT SETBACK.		NOT IN COMPLIANCE
STEPBACK			
PRINCIPAL FRONT MADEIRA AVE	10		9'-4" ABOVE 45 FT.
SIDE INTERIOR (WEST)	10		129'-10" ABOVE 45 FT.
SIDE STREET (EAST)	10		24'-9" ABOVE 45 FT.
REAR (NORTH) NO ALLEY	10		19'-7" ABOVE 45 FT
BUILDING HEIGHT	MF2	RIR	
PRINCIPAL BUILDING	70 FEET OR 8 STORIES/97 FEET WITH MED BONUS	100 FEET MAXIMUM WITH MED BONUS MANDATORY	100 FEET TO THE TOP OF ARCHITECTURE
PARKING			
1BR @1/UNIT (48 UNITS)	48		
2BR @1.75/UNIT (85 UNITS)	149		
3BR @2.25/UNIT (8 UNITS)	18		
TOTAL	215		218

REVIEWED BY: ARCELI REDILA EMAIL: AREDLA@CORALGABLES.COM