

CITY OF CORAL GABLES  
- MEMORANDUM -

**TO:** Planning and Zoning Board                      **DATE:** October 19, 2016

**FROM:** Ramon Trias, AIA AICP LEED AP *RT*      **SUBJECT:** 33 Alhambra Updates  
Director of Planning and Zoning

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The 33 Alhambra project is a mixed-use building located at 33 Alhambra Circle. The project requires a Comprehensive Plan Map Amendment, a Zoning Code Map Amendment, and a Mixed-Use Site Plan review.

#### Review Process

The project was reviewed by the Planning and Zoning Board on July 13, 2016, where after closing the public hearing, the Board voted to continue the item to the September 14, 2016 meeting. At the September 14, 2016, the applicant requested that the item be continued to the October 19, 2016 meeting in order to complete some design updates to the ground floor.

#### Project Updates

1. The ground floor arcade has been redesigned to be a minimum of 10' in width in all locations.
2. The ground floor live-work space has been reduced in size to accommodate a wider arcade.
3. The project was re-advertised on October 7<sup>th</sup>, 2016.
4. The project site was re-posted on October 7<sup>th</sup>, 2016.
5. A third courtesy notice was sent to property owners within 1,000 feet of the property on October 7<sup>th</sup>, 2016.

Staff's recommendation for the project is **Approval with Conditions**, as provided in the July 13, 2016 Staff Report.

#### Attachments

Attachment A: Applicant's Addendum Submittal  
Attachment B: Legal Advertisement 10.07.2016  
Attachment C: Courtesy Notice mailed 10.07.2016  
Attachment D: Staff Presentation to Planning and Zoning Board 10.19.16





ARCHITECT:

**Bellin & Pratt**  
architects, LLC

AA26000863

285 sevilla avenue  
coral gables, florida, 33134  
tel 305.447.1927 - fax 305.443.5986

CONSULTANTS:

Consultant  
Address  
Phone  
Fax  
e-mail

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PROJECT NAME:

**Proposed Residential  
Mixed-Use Project**

PROPERTY ADDRESS  
33 Alhambra Circle  
Coral Gables FL

OWNER INFORMATION  
TWJ Alhambra, LLC  
100 South Biscayne Boulevard  
Suite 900 Miami FL 33131

**PRELIMINARY BOA  
SUBMITTAL**

ISSUE DATE: 04.08.2016  
PROJECT No.: 2013-07  
DRAWN BY: Author  
APPROVED BY: Approver

REVISIONS:

No.	Description	Date

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SEAL:

SIGNATURE:  
MARSHALL BELLIN AR-5564  
GLENN H PRATT, AIA, AR-9608

SHEET TITLE:

**Site Plan /  
Pedestrian  
Amenities**

SCALE: 1/16" = 1'-0"

SHEET No.:

**A1.1**



10/4/2016 5:42:39 PM

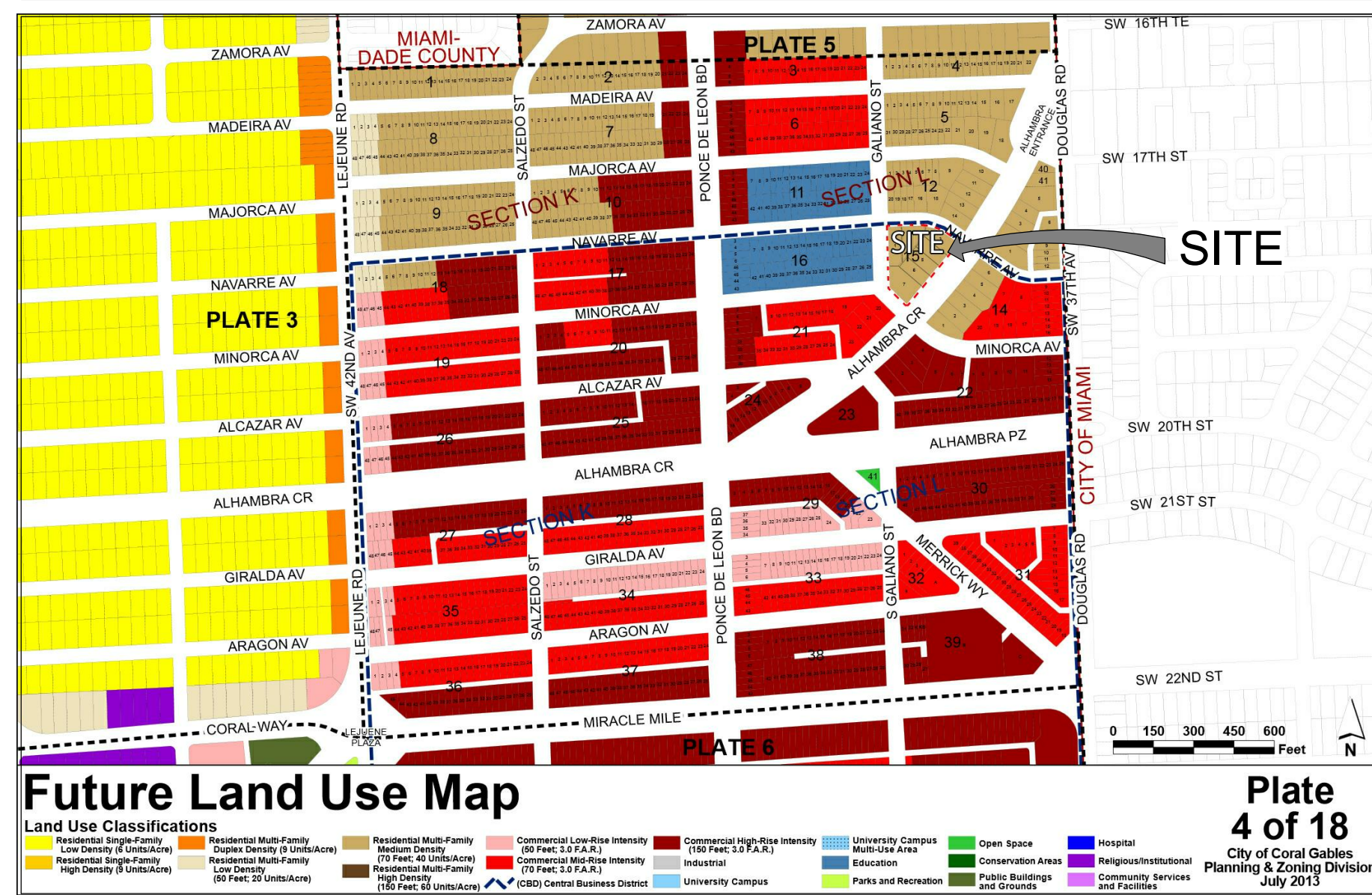
1 Lv. 1 Site Plan / Amenities  
1/16" = 1'-0"



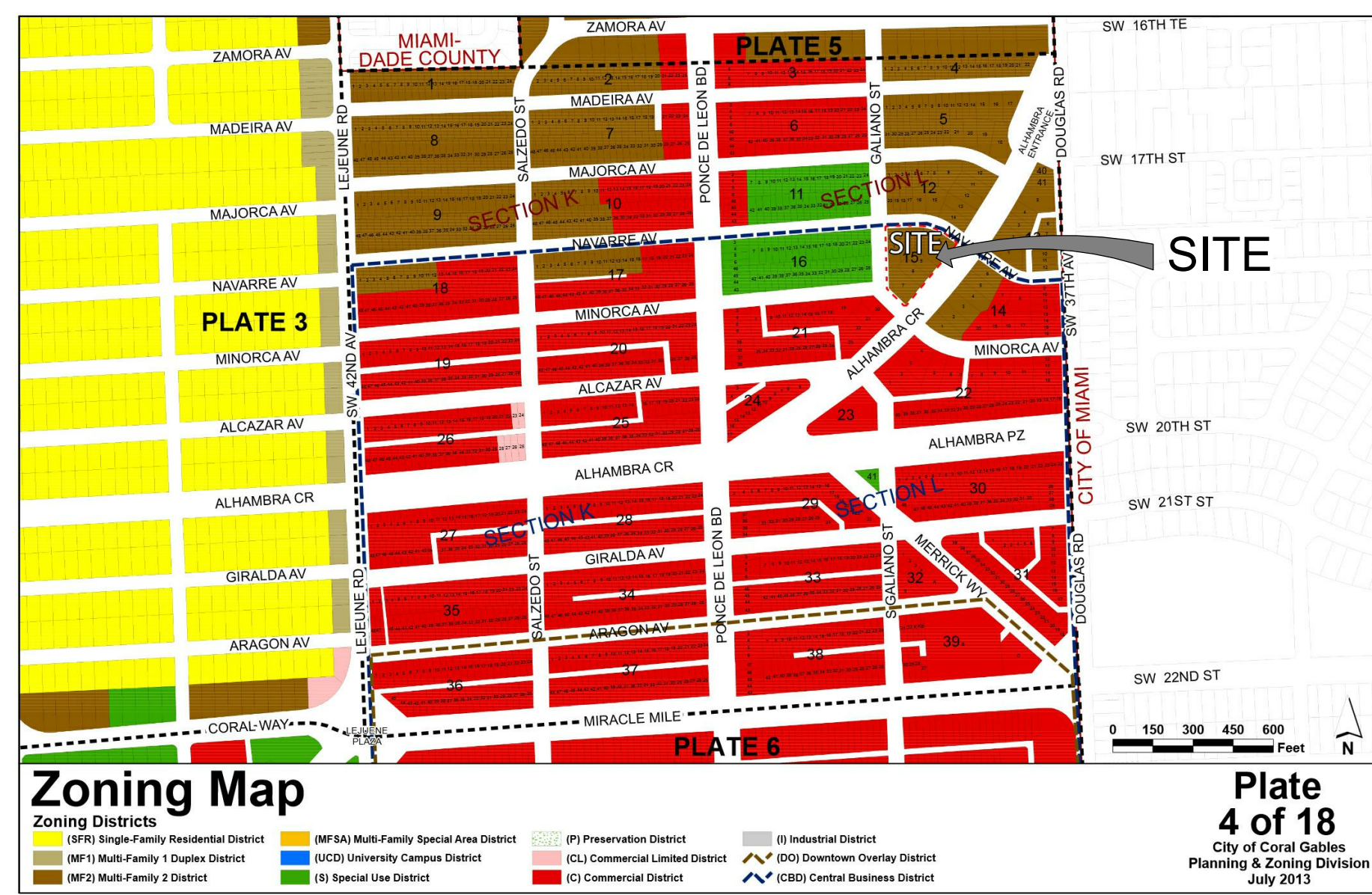




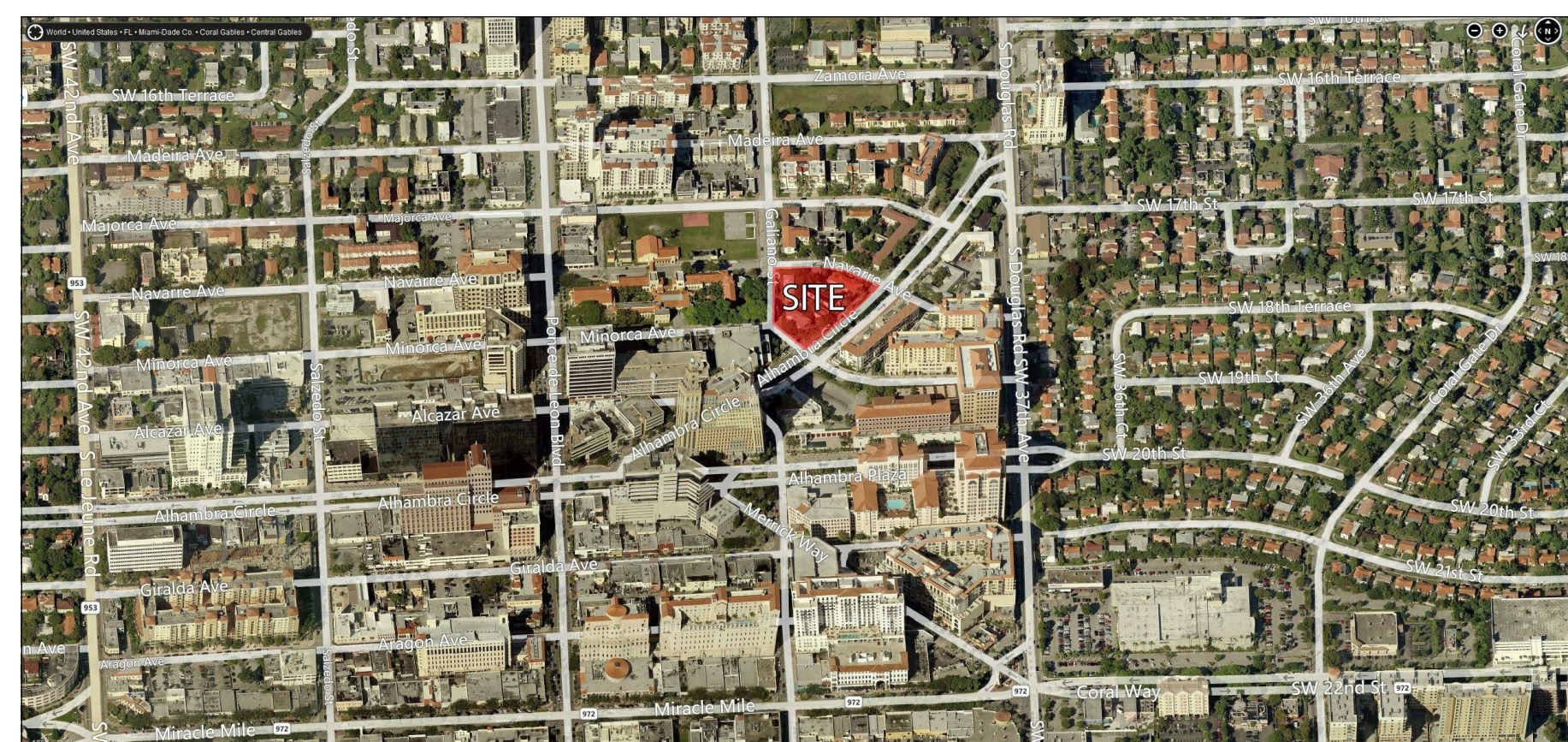
**1 CORAL GABLES FUTURE LAND USE MAP**



**2 CORAL GABLES ZONING MAP**



**3 BIRD'S EYE VIEW**



**4 GENERAL SITE INFORMATION**

PROPERTY ADDRESS	33 AHMABRA CIRCLE, CORAL GABLES FL. 33134		
FOLIO #	03-4108-007-1680, 03-4108-007-1690, 03-4108-007-1700 03-4108-007-1681, 03-4108-007-1710, 03-4108-007-1720		
PROPERTY OWNER	TWJ ALHAMBRA, LLC 100 SOUTH BISCAYNE BOULEVARD SUITE 900 MIAMI, FL 33131		
LEGAL DESCRIPTION	LOTS 1,2,3,4,5, 6 & 7 OF REVICED PLAT CORAL GABLES SECTION L, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGE 85 THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA	LOT AREA	48,770.00 sq.ft
TOTAL LOT AREA	48,770.00 sq.ft (1.12 Acres)		

**5 ZONING INFORMATION**

ZONING DISTRICT	MULTI-FAMILY 2 DISTRICT (MF-2)
OVERLAY	CENTRAL BUSINESS DISTRICT (CBD)
APPLICABLE CODES	ZONING CODE OF CORAL GABLES FLORIDA BUILDING CODE 2010 EDITION FLORIDA FIRE PREVENTION CODE, NFPA 101 2010 EDITION

**6 FLOOR AREA (F.A.R.) - PROPOSED ZONING (MXD)**

LOT AREA	MIXED USE DENSITY (MXD) F.A.R.	MEDITERRANEAN BONUS TABLE 1 & 2	ALLOWED	PROVIDED
48,770 sq.ft.	3.0	0.5	3.5	
	146,310 sq.ft.	24,385 sq.ft.	170,695 sq.ft.	170,689 sq.ft.
TOTAL F.A.R.	6 sq.ft. Under F.A.R.			170,689 sq.ft.

**7 MIXED USE BUILDING REQUIREMENTS**

SECTION 4-201, TABLE 1	REQUIRED	PROVIDED
MIXED USE PERCENTAGES	MINIMUM 8% PERCENT OF TOTAL SQ.FT. OF BUILDING SQ.FT. OR ENTIRE GROUND FLOOR, WHICH EVER IS GREATER OF PERMITTED FLOOR USES.	TOTAL OF BUILDING sq.ft. 23,013 sq.ft. 8% of 170,689 sq.ft. = 13,655 sq.ft. 13.48% of 170,689 sq.ft. TOTAL OF GROUND FLOOR sq.ft. 8% of 41,840 sq.ft. = 3,347 sq.ft.

**8 HEIGHT RESTRICTIONS**

DESCRIPTION	MXD MAP DESIGNATION	MAX AS PER 5-604	ADD FEET FOR MEDITERRANEAN ARC. STYLE	ALLOWED	PROVIDED
MAXIMUM HEIGHT	97'-0"	97'-0"	27'-0" / 2 FLOORS	124'-0"	108'-0"
EXCLUSION FROM HEIGHT	AS PER 5-604 REQUIRED STANDARDS, TABLE 1 REF.#3 ORNAMENTAL STRUCTURES NO TO EXCEED 25'-0"			25'-0"	11'-0"
EXCLUSION FROM HEIGHT	TABLE 1 REF.#3 ORNAMENTAL STRUCTURES NOT TO EXCEED 1/3 OF THE ALLOWABLE BUILDING HEIGHT			97'-0" / 3 = 32'-4"	
TOTAL HEIGHT					108'-0"

**9 SETBACKS**

DESCRIPTION	LOCATION	ZONING CODE	REQUIRED	PROVIDED
FRONT STREET (SOUTHEAST)	ALHAMBRA CIRCLE	ALLOWED REDUCTIONS TO ZERO (0) AS PER 5-604 TABLE 3, REF.#1 OTHER DEVELOPMENT PTIONS FOR DEVELOPMENT BONUS STANDARDS		0'-0"
SIDE STREET (NORTHEAST)	NAVARRE AVENUE		0'-0"	
SIDE STREET (NORTH)	NAVARRE AVENUE		26'-10"	
SIDE STREET (WEST)	GALIANO STREET		0'-0"	
SIDE STREET (SOUTHWEST)	MINORCA AVENUE		0'-0"	

**10 OPEN SPACE REDUCTION AT GROUND LEVEL**

AREA RECEIVED FROM SETBACK REDUCTION	ZONING CODE	DESCRIPTION	MINIMUM REQUIRED OPEN SPACE	PROVIDED
6,824 sq.ft.	SECTION 5-604 TABLE 3 #1	ARCADES	25% = 1,706 sq.ft.	131% = 8,965 sq.ft.
		PLAZA	25% = 1,706 sq.ft.	43% = 2,944 sq.ft.
TOTAL				11,909 sq.ft.

**11 BUILDING FRONTAGE**

LOCATION	DESCRIPTION	FRONTAGE	REQUIRED	PROVIDED
ALHAMBRA CIRCLE	PRIMARY STREET/CIRCLE	296'-0"	50% = 148'-0"	279'-0"
NAVARRE AVENUE	SECONDARY STREET/AVENUE	278'-0"	40% = 111'-3"	64'-10" + 71'-6" + 69'-5" = 205'-9"
GALIANO STREET	SECONDARY STREET/AVENUE	225'-8"	40% = 90'-3"	196'-7"
MINORCA AVENUE	SECONDARY STREET/AVENUE	89'-10"	40% = 35'-11"	86'-10"

**12 PARKING DATA**

DESCRIPTION	VALUE	ZONING CODE	REQUIRED	PROVIDED
RESIDENTIAL	1.00 PER STUDIO	5-1409	18 x 1.00 = 18	18
	1.00 PER 1 BEDROOM UNIT	5-1409	123 x 1.00 = 123	123
	1.75 PER 2 BEDROOM UNIT	5-1409	27 x 1.75 = 47.25	48
	1.00 PER LIVELINEWORK (LIVING AREA)	5-1409	21	21
WORK AREA / LIVELINEWORK	1 PER 250 EVERY sq.ft.	5-1409	12,483 sq.ft./350 = 35.66	36
TOTAL HC PARKING SPACES	FROM 201 TO 300 - 7 HC SPACES		7 (WITHIN THE TOTAL)	7 (WITHIN THE TOTAL)
TOTAL SPACES			244.91	249
Section 5-1410.A.3	Per Proposed Parking Study	5-1410.A.3	245	249
BIKE PARKING SPACES			5x249 / 250 = 4.98	12
ON STREET PARKING	EXISTING ON STREET PARKING			0
	PROPOSED ON STREET PARKING			16
	NET GAIN ON STREET PARKING			16

**13 TOTAL BUILDING GROSS AREA**

DESCRIPTION	VALUE	TOTAL
RESIDENTIAL	21 LIVELINEWORK UNITS (NET LEASABLE MEZZANINE) 168 UNITS (NET LEASABLE) CIRCULATION, BACK OF HOUSE TERRACES, BALCONIES & POOL DECK (5TH FLOOR)	10,640 sq.ft. 129,535 sq.ft. 18,141 sq.ft. 16,533 sq.ft.
WORK / LIVELINEWORK	21 LIVELINEWORK UNITS (NET LEASABLE GROUND FLOOR)	12,352 sq.ft.
GROUND FLOOR	LOBBY ARCADES MECHANICAL, ELECTRICAL, STORAGE, VERTICAL CIRCULATION	3,984 sq.ft. 7,168 sq.ft. 18,218 sq.ft.
PARKING GARAGE		95,222 sq.ft.
TOTAL GROSS		311,924 sq.ft.

**14 RESIDENTIAL DENSITY**

DESCRIPTION	COUNT	CODE / DENSITY	LOT AREA	PROVIDED
STUDIO	18 UNITS (9.52 %)	MXD 125 UNITS per Acre CBD NO DENSITY LIMITATION APPLIES IN (CBD)	48,770.00 sq.ft (1.12 Acres)	18
1 BEDROOM	123 UNITS (65.07 %)			123
2 BEDROOM	27 UNITS (14.28 %)			27
LIVE WORK 1 BEDROOM	21 UNITS (11.11 %)			21
TOTAL UNITS				189

**15 LANDSCAPE OPEN SPACE**

DESCRIPTION	AREA	ALLOWED/REQUIRED	PROVIDED
LOT	48,770.00 sq.ft (1.12 Acres)	10% LOT AREA FOR MIXED USE PROPERTIES 48,770 x 10% = 4,877 sq.ft.	
OPEN SPACE	PERVIOUS PLAZAS & COURTYARDS CONSIDER OPEN SPACE UP TO 75% MAX. OF REQUIRED LANDSCAPE 4,877 x 75% = 3,658 sq.ft.	LANDSCAPE @ GROUND LEVEL PERVIOUS PLAZAS & COURTYARDS PLANTERS AT REC. LEVEL (5TH FLOOR)	5,257 sq.ft. 1,571 sq.ft. 1,339 sq.ft.
TOTAL			8,167 sq.ft. = 16.74%

ARCHITECT:  
**Bellin & Pratt**  
architects, LLC  
AA26000863

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Coral Gables, Florida, 33134  
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PROJECT NAME:  
**Proposed Residential Mixed-Use Project**  
PROPERTY ADDRESS  
33 Alhambra Circle  
Coral Gables FL  
OWNER INFORMATION  
TWJ Alhambra, LLC  
100 South Biscayne Boulevard  
Suite 900 Miami FL 33131

**PRELIMINARY BOA SUBMITTAL**  
ISSUE DATE: 04.08.2016  
PROJECT No.: 2013-07  
DRAWN BY: T.C. & D.F.  
APPROVED BY: M.B. & G.P.

REVISIONS:

No.	Description	Date

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SEAL:  
SIGNATURE:  
MARSHALL BELLIN AR-5564  
GLENN H PRATT, AIA, AR-9608

SHEET TITLE:  
**ZONING ANALYSIS**  
SCALE: **1/4" = 1'-0"**  
SHEET No.:  
**A0.0**





**MIAMI DAILY BUSINESS REVIEW**

Published Daily except Saturday, Sunday and  
Legal Holidays  
Miami, Miami-Dade County, Florida

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE:

Before the undersigned authority personally appeared MARIA MESA, who on oath says that he or she is the LEGAL CLERK, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, 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

NOTICE OF PUBLIC HEARING  
CITY OF CORAL GABLES - OCT. 19, 2016

in the XXXX Court,  
was published in said newspaper in the issues of

10/07/2016

Affiant further says that the said Miami Daily Business Review is a newspaper published at Miami, in said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Miami-Dade County, Florida each day (except Saturday, Sunday and Legal Holidays) and has been entered as second class mail matter at the post office in Miami in said Miami-Dade County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and subscribed before me this  
7 day of OCTOBER, A.D. 2016

(SEAL)  
MARIA MESA personally known to me



**CITY OF CORAL GABLES, FLORIDA  
NOTICE OF PUBLIC HEARING**

City Public Hearing Local Planning Agency / Planning and Zoning Board  
Dates/Times Wednesday, October 19, 2016, 6:00 - 9:00 p.m.

Location City Commission Chambers, City Hall, 405 Biltmore  
Way, Coral Gables, Florida, 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 Hearings on the following:

Items 1 through 3 are related.

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. (LPA Review)
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.
4. An Ordinance of the City Commission of Coral Gables, Florida providing for a text amendment to the City of Coral Gables Official Zoning Code, Article 4, "Zoning Districts," Division 4, "Prohibited Uses," Section 4-411, "Parking in residential areas;" amending the provisions for loading and unloading of commercial vehicles within residential districts and within a specified distance of residential districts; providing for repealer provision, severability clause, codification, and providing for an effective date.


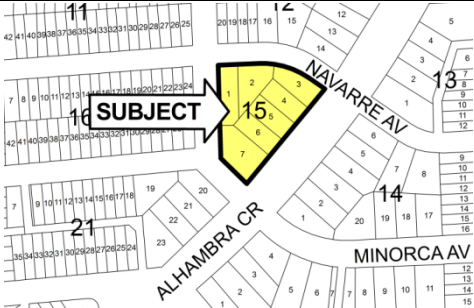


5. An Ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code, Article 4, "Zoning Districts," Division 1, "Residential Districts," Section 4-103, "Multi-Family 2 District," Section 4-104, "Multi-Family Special Area District;" Division 3, "Nonresidential Districts," Section 4-301, "Commercial Limited District," Section 4-302, "Commercial District," and Section 4-303, "Industrial District" requiring buildings containing a certain amount of floor area to be approved as a conditional use; providing for repealer provision, severability clause, codification, and providing for an effective date.

All interested parties are invited to attend and participate. Upon recommendation by the Board, the applications will be scheduled for City Commission consideration. Please visit the City webpage at [www.coralgables.com](http://www.coralgables.com) to view information concerning the applications. The complete applications are on file and available for examination during business hours at the Planning and Zoning Division, 427 Biltmore Way, Suite 201, Coral Gables, Florida, 33134. Questions and written comments can be directed to the Planning and Zoning Division at [planning@coralgables.com](mailto:planning@coralgables.com) (FAX: 305.460.5327) or 305.460.5211.

Ramon Trias  
Director of Planning and Zoning  
Planning & Zoning Division  
City of Coral Gables, Florida

Any person, who acts as a lobbyist pursuant to the City of Coral Gables Ordinance No. 2006-11, as amended, must register with the City Clerk prior to engaging in lobbying activities before City Staff, Boards, Committees or City Commission. A copy of the Ordinance is available in the Office of the City Clerk, City Hall. If a person decides to appeal any decision made by a Board, Committee or City Commission with respect to any matter considered at a meeting or hearing, that person will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based (F.S. 286.0105). Any meeting may be opened and continued and, under certain circumstances, additional legal notice will not be provided. Any person requiring special accommodations in order to attend or participate in the meeting should contact the City's ADA Coordinator, Raquel Elejabarrieta (Email: [relejabarrieta@coralgables.com](mailto:relejabarrieta@coralgables.com), Telephone: 305-722-8686, TTY/TDD: 305-442-1800, at least three (3) working days prior to the meeting. All meetings are telecast live on Coral Gables TV Channel 77.

	<p align="center"><b>City of Coral Gables Courtesy Public Hearing Notice</b></p> <p align="center"><b>October 7, 2016</b></p>	
<b>Applicant:</b>	<b>TWJ Alhambra, LLC</b>	
<b>Application:</b>	<b>Comprehensive Plan Map Amendment, Zoning Map Amendment, and Mixed-Use Site Plan</b>	
<b>Property:</b>	<b>33 Alhambra Circle (20 and 42 Navarre Avenue, 33, 43 and 47 Alhambra Circle and 2001 Galiano Street), Coral Gables, Florida</b>	
<b>Public Hearing - Date/Time/ Location:</b>	<b>Planning and Zoning Board October 19, 2016, 6:00 – 9:00 p.m. City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida, 33134</b>	

**PUBLIC NOTICE** is hereby given that the City of Coral Gables, Florida, Planning and Zoning Board (PZB) will conduct a Public Hearing on October 19, 2016 on the following applications at the Coral Gables City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida.

These applications have been submitted by TWJ Alhambra, LLC for a mixed-use project located at 33 Alhambra Circle, Coral Gables, Florida. The project includes approximately 18 studio units, 123 one-bedroom units, 27 two-bedroom units, and 21 ground floor live-work units. There are approximately 249 parking spaces. There is approximately 2,000 square feet of commercial space in an existing historic building, as well as approximately 10,000 square feet of publicly accessible open space including a ground-level courtyard, arcades, and a paseo. The building is 97 feet tall and 10 stories high. The request requires three public hearings, including review and recommendation by the Planning and Zoning Board, and 1<sup>st</sup> and 2<sup>nd</sup> Reading before the City Commission.

This application was presented to the Planning and Zoning Board on July 13<sup>th</sup>, 2016, and a public hearing was held at that time. The application has been continued to the October 19<sup>th</sup>, 2016 Planning and Zoning Board meeting for further consideration.

The applications include:

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. (LPA Review)*

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All interested parties are invited to attend and participate. Please visit the City webpage at [www.coralgables.com](http://www.coralgables.com) to view information concerning the application. The complete application is on file and available for examination during business hours at the Planning Division, 427 Biltmore Way, Suite 201, Coral Gables, Florida, 33134. Questions and written comments regarding the application can be directed to the Planning and Zoning Division at [planning@coralgables.com](mailto:planning@coralgables.com), Fax: 305.460.5327 or Phone: 305.460.5211. Please forward to other interested parties.

Sincerely,

*City of Coral Gables, Florida*