



City Commission

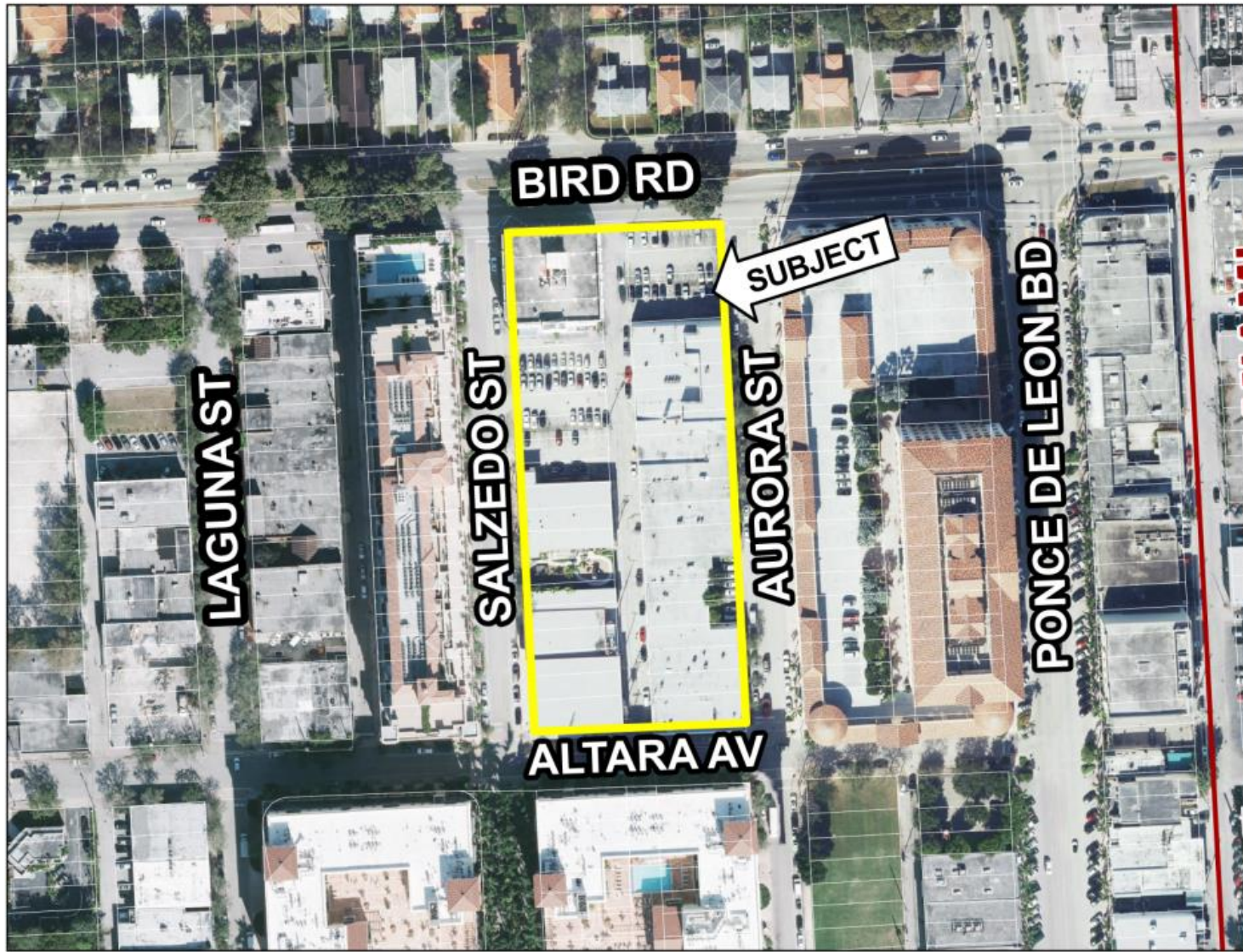
The Collection Residences

4101 Aurora Street

Zoning Code Text Amendment
Alley Vacation
Mixed Use Site Plan Review

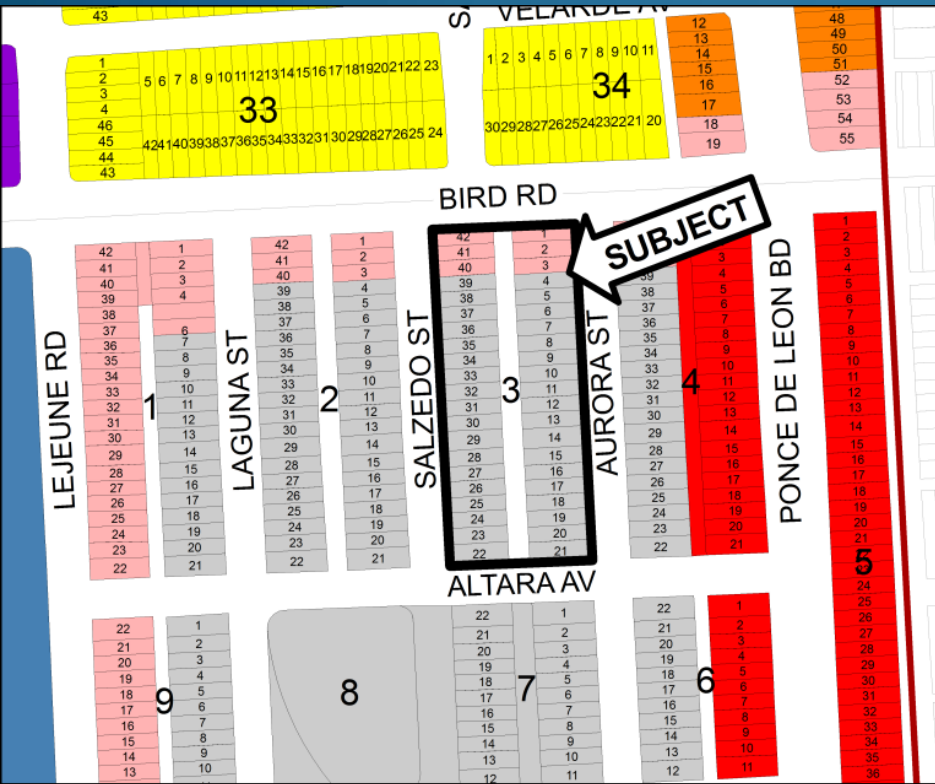
May 12, 2015

Application Location



Land Use and Zoning Designations

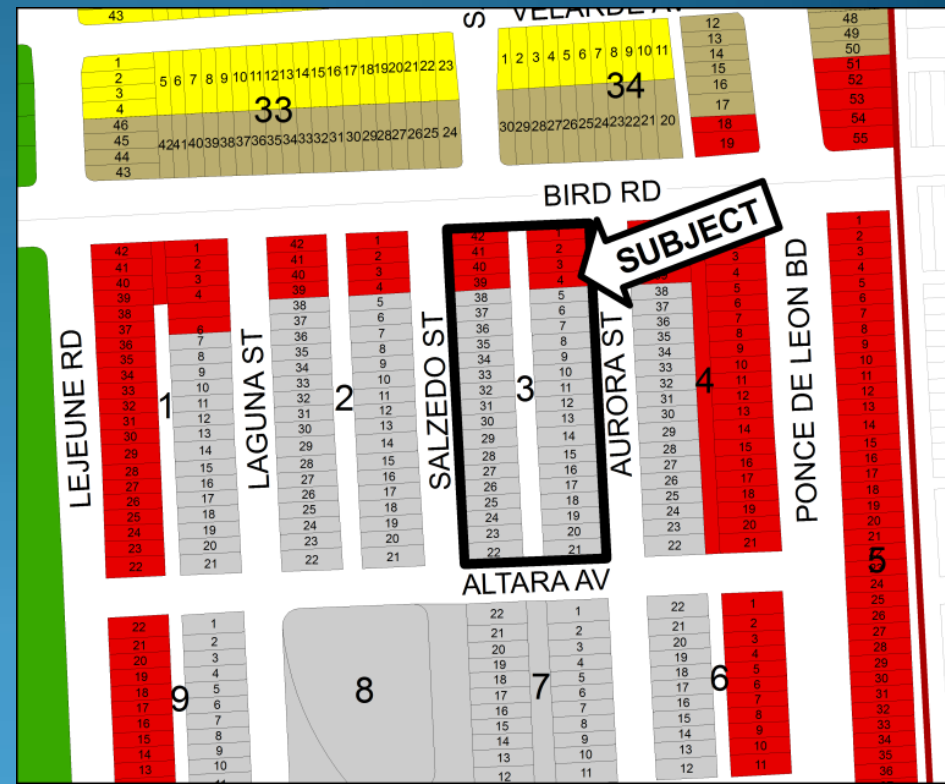
Existing Land Use Map



Land Use Classifications

Commercial Low-Rise Intensity	Residential Single-Family Low Density	Religious/Institutional
Commercial Mid-Rise Intensity	Residential Multi-Family Duplex Density	
Industrial	Education	

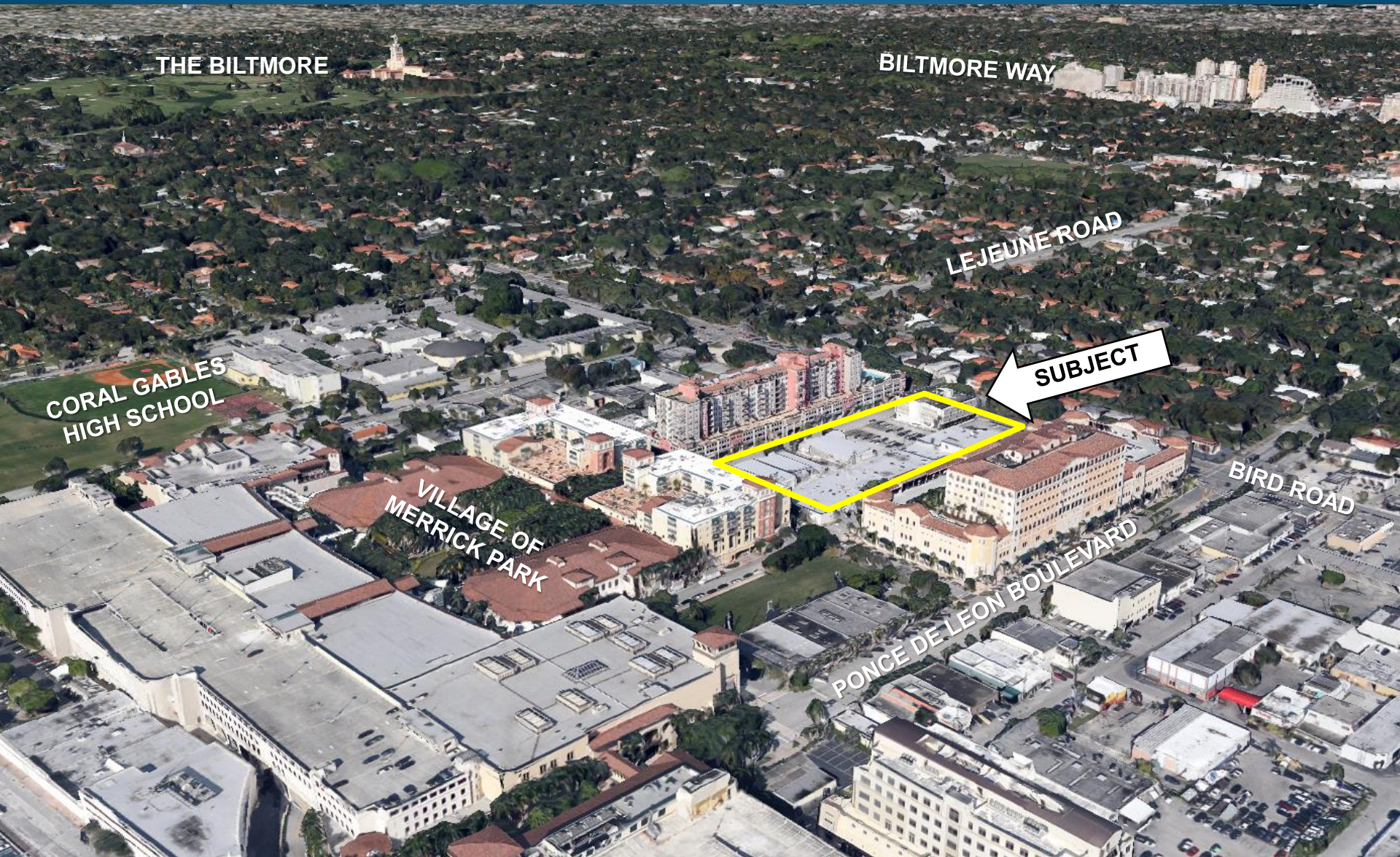
Existing Zoning Map



Zoning Districts

(MF1) Multi-Family 1 Duplex District	(SFR) Single-Family Residential District
(C) Commercial District	(S) Special Use District
(I) Industrial District	

Application Location



THE BILTMORE

BILTMORE WAY

LEJEUNE ROAD

CORAL GABLES
HIGH SCHOOL

SUBJECT

VILLAGE OF
MERRICK PARK

BIRD ROAD

PONCE DE LEON BOULEVARD

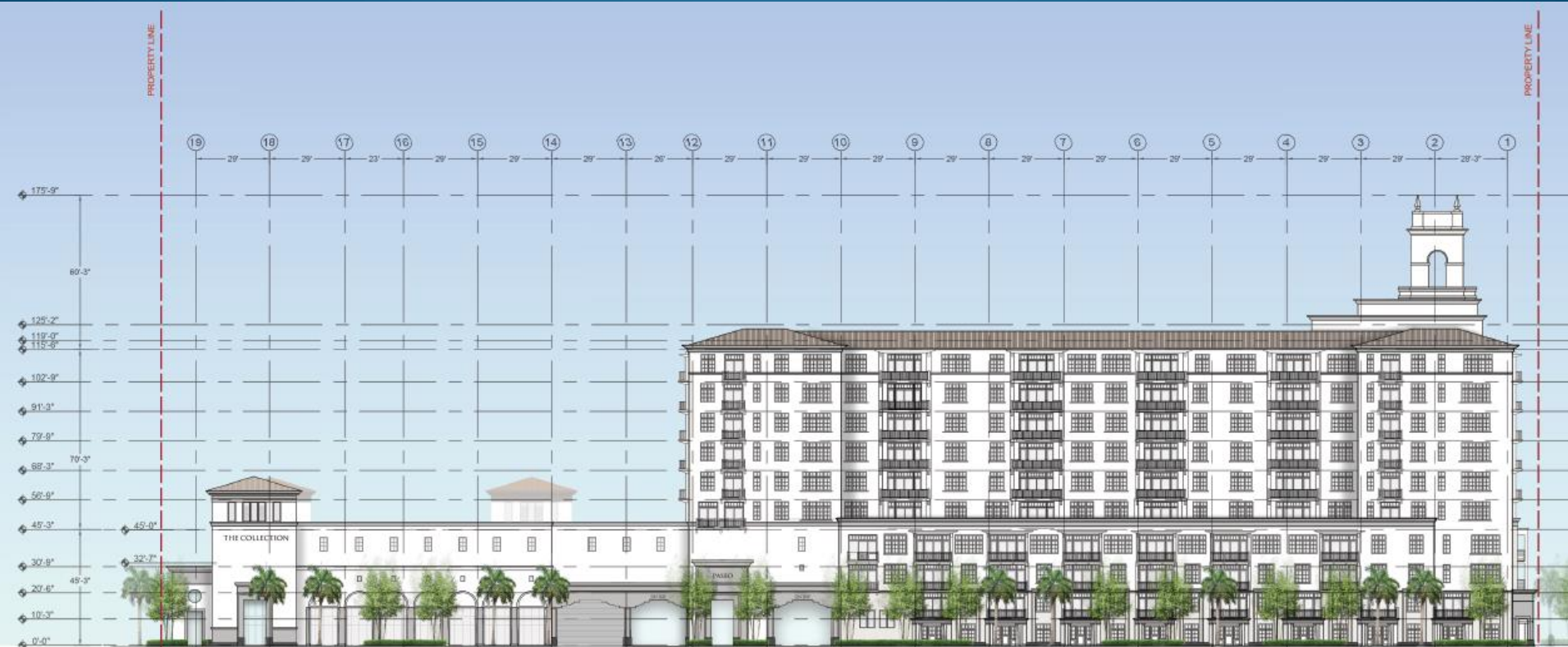
3D Rendering



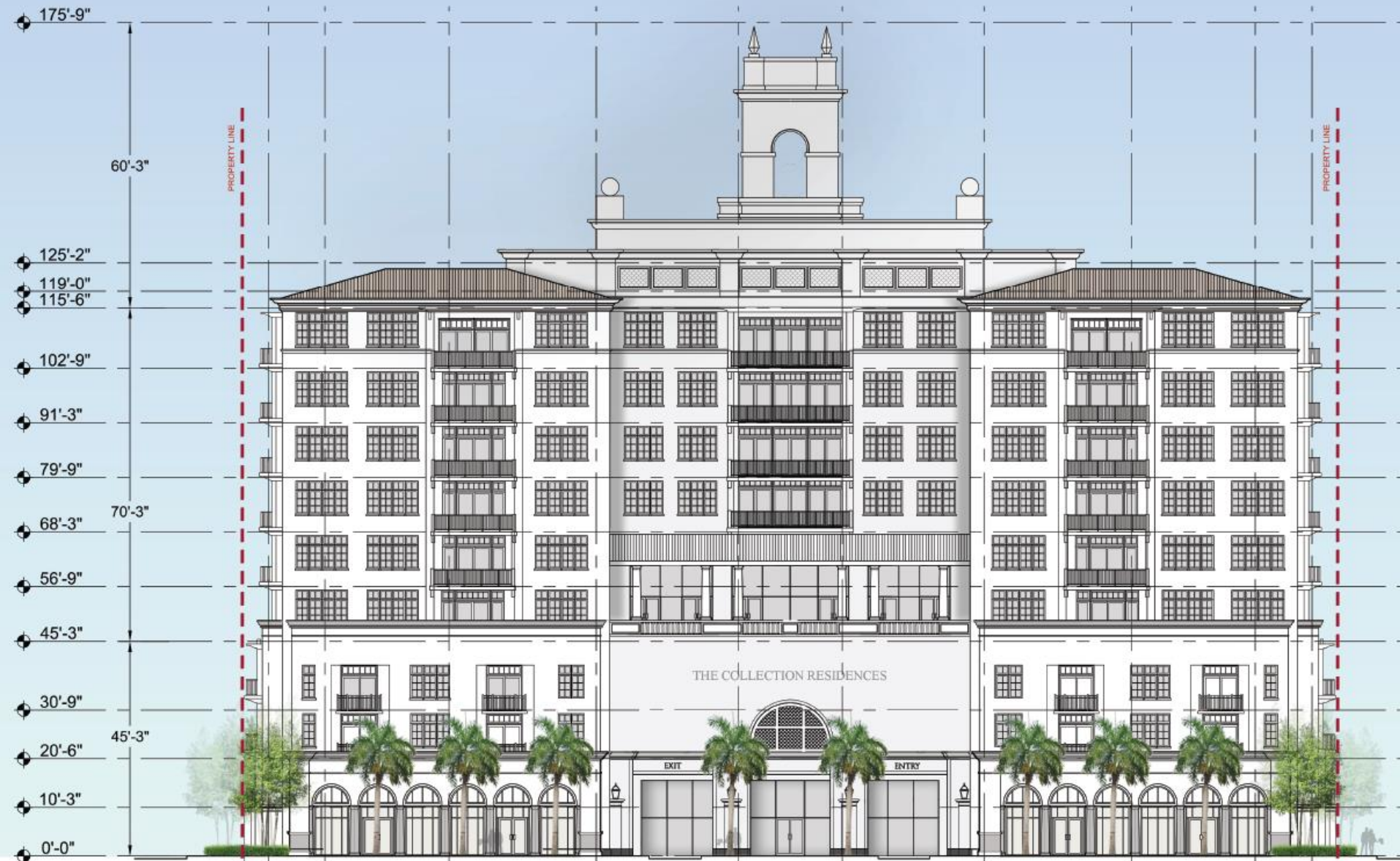
Site Plan Information

Site Area	2.8 Acres (1 City Block)
FAR	3.5 FAR (430,605 sf)
Height	<p>North Portion: <i>Low Rise Commercial / Industrial Land Use within 100' of Residential</i></p> <ul style="list-style-type: none">• Retail and Parking Podium: 45'• w/ Rooftop Architectural Element: 66' <p>South Portion: <i>Industrial with MXOD Land Use</i></p> <ul style="list-style-type: none">• Apartment Building above Commercial: 115'6"• w/ Rooftop Architectural Element: 175'9"
Program	<ul style="list-style-type: none">• 112 Residential Units• 14 Live/Work Units (5,600 sf of Ground Floor Work Space)• 36,460 sf Ground Floor Retail
Parking	568 spaces

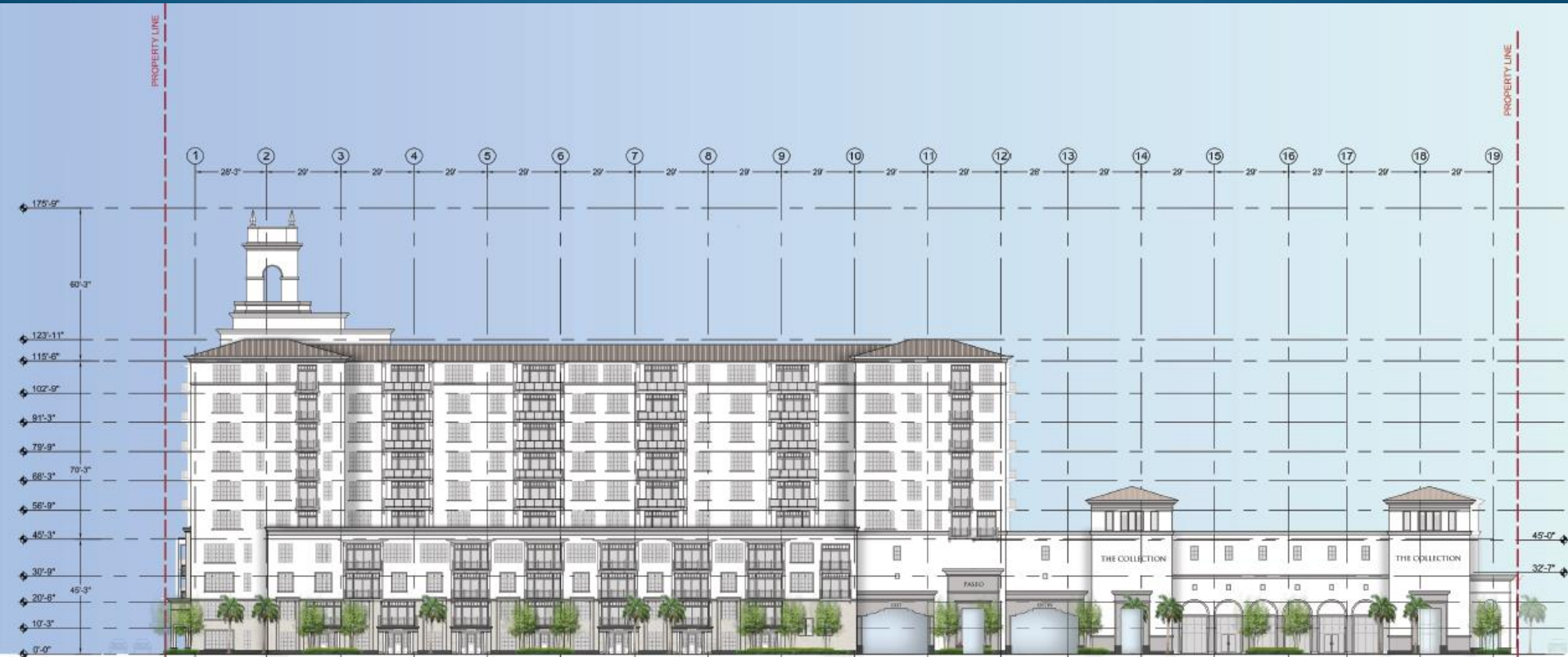
West Elevation (Salzedo Street)



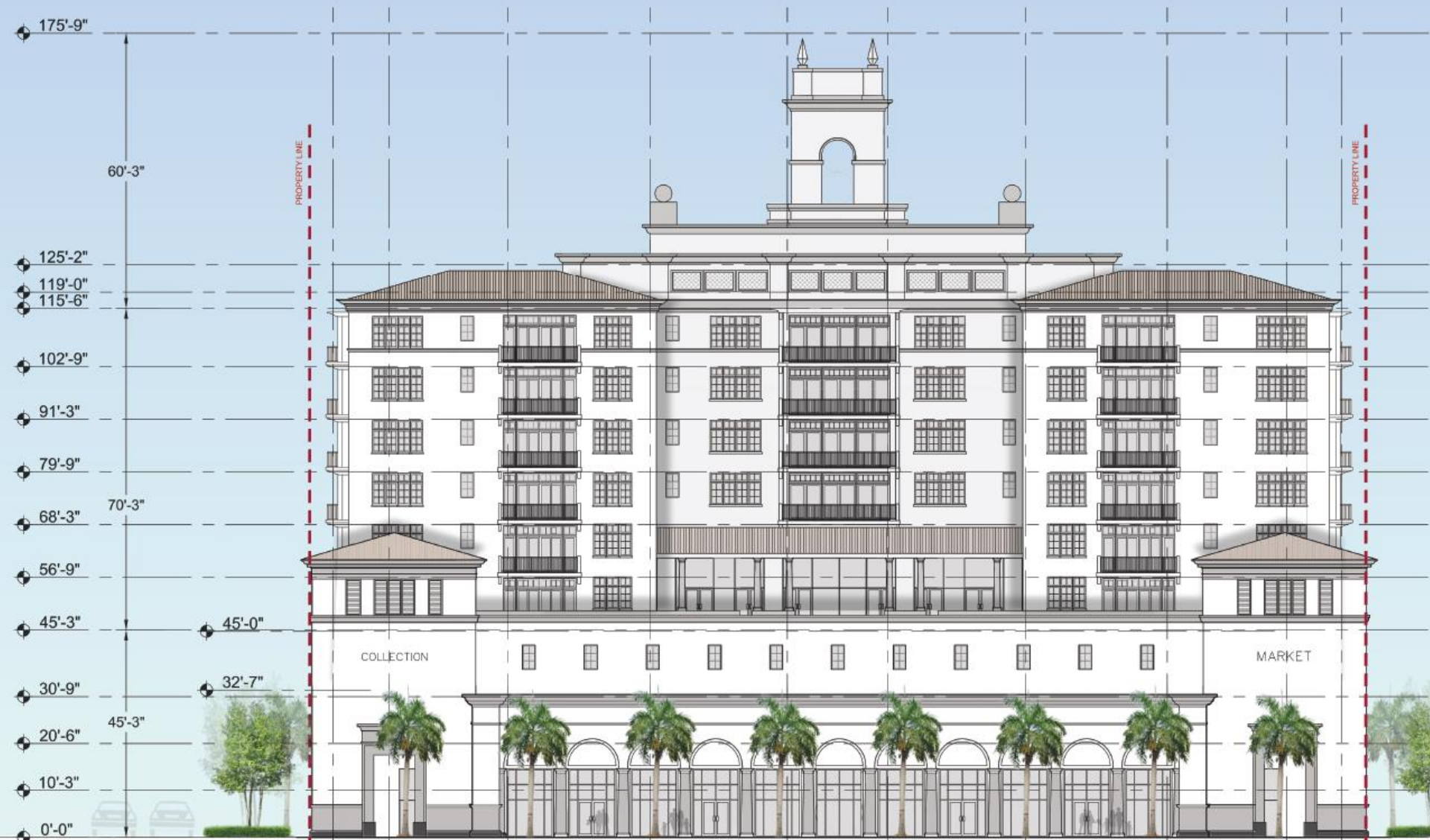
South Elevation (Altara Avenue)



East Elevation (Aurora Street)



North Elevation (Bird Road)



Applicant's Request

1. Zoning Code Text Amendment

- Amending the Mixed-Use Overlay (MXD) provisions
- Allows additional habitable height in the North Industrial Mixed-Use District for Industrial-zoned property for the purpose of taller ceilings for residential units and for aesthetic purposes
- Allows additional height for rooftop elements in Industrial-zoned property for aesthetic purposes
- Allows additional height for rooftop elements in properties adjacent to residential for aesthetic purposes

Applicant's Request

2. Alley Vacation

- Vacation of the Alley traversing the site: 30' in width and 535' in length
- Public Access Easement and off-site pedestrian improvements proffered

Applicant's Request

3. Mixed-Use Site Plan

- Residential, retail, grocery, and live/work in an area targeted for redevelopment
- High quality architectural design
- Enhanced public spaces, including arcades, paseos, and excellent street frontage

**Resolution –
no action on 1st Reading**

Request #1: Zoning Code Text Amendment

4-201 Mixed Use District : 6. Height.:

The maximum allowable building height(s)... may be granted as follows...

- Commercial District: Up to and including one-hundred (100) feet.
- Industrial District: Up to and including one-hundred (100) feet...

For properties in the North Industrial Mixed-Use District 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:

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

Request #1: Zoning Code Text Amendment

4-201 Mixed Use District : 7. Height of architectural elements, etc.:

The maximum allowable height(s)...of architectural elements, spires, bell towers, elevator housings or similar non-habitable structures for the following underlying zoning designations and uses may be granted as follows:

- Commercial Limited District: Up to and including 15 feet.
- Industrial and Commercial Districts: Up to and including 25 feet.
- Manufacturing uses: Up to and including 10 feet.

For properties which have an underlying zoning designation of Industrial and obtain approval from the City Commission for additional habitable space height pursuant to Section 4-201(E)(6), the City Commission may approve architectural elements not to exceed a height of 190'6" from established grade, upon finding that the proposed architectural element enhances the building's aesthetics and the aesthetics of the surrounding area.

Request #1: Zoning Code Text Amendment

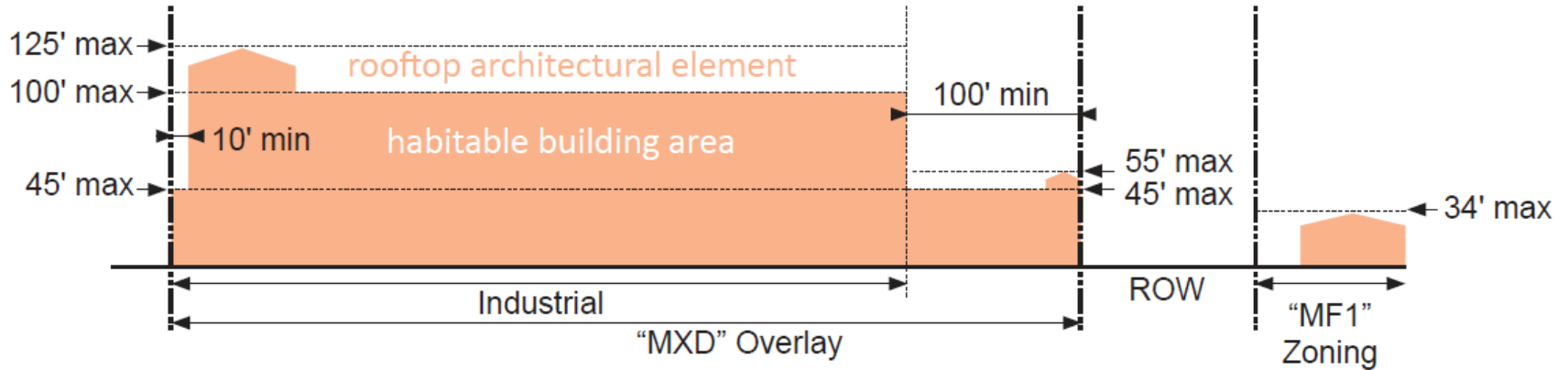
4-201 Mixed Use District : 8. Height adjoining residential uses.:

Properties which are adjacent to residential district designations shall be limited to a maximum height (habitable space) of forty-five (45) feet within one hundred (100) feet of the adjacent right-of-way line. Ten (10) additional feet are permitted for roof top architectural elements, etc. above the habitable height.

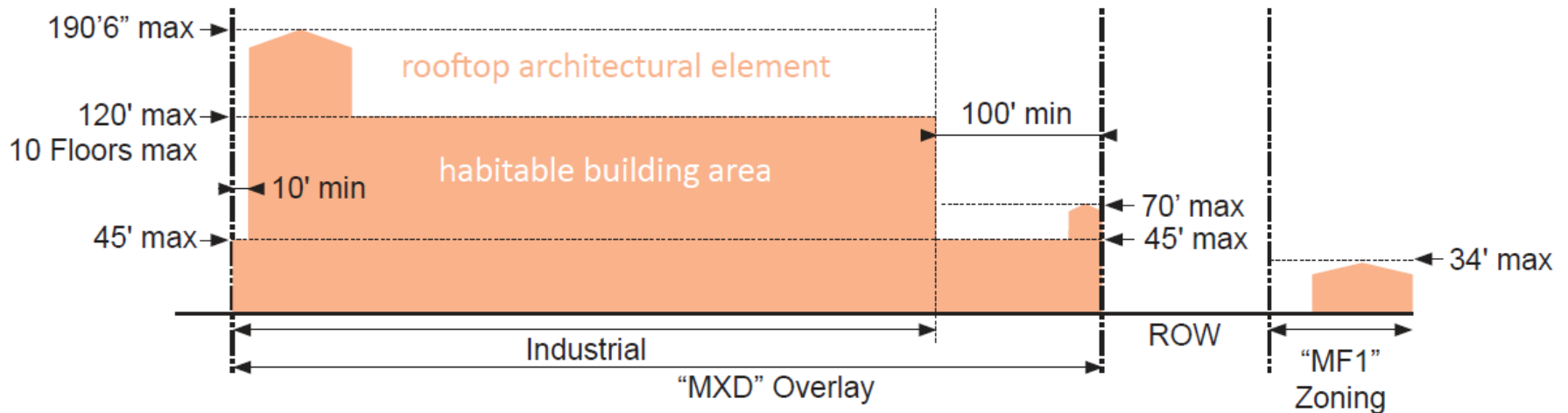
For properties that obtain approval from the City Commission for additional habitable space height pursuant to Section 4-201(E)(6), the City Commission may approve rooftop architectural elements not to exceed twenty-five feet (25') beyond habitable height for that portion of the property which is adjacent to residential district designations, upon finding that the proposed rooftop architectural element enhances the building's aesthetics and the aesthetics of the surrounding area, and that such increased height will not have a negative impact on adjacent residential uses.

Request #1: Zoning Code Text Amendment

Current “MXD” Overlay Height Standards



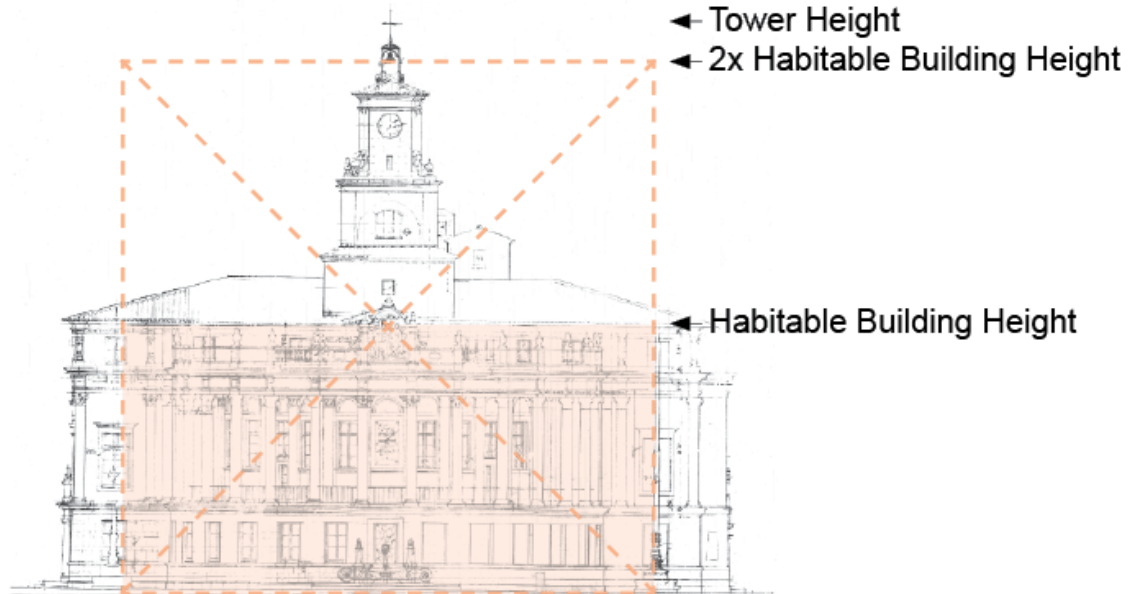
Proposed “MXD” Overlay Height Standards



Request #1: Zoning Code Text Amendment

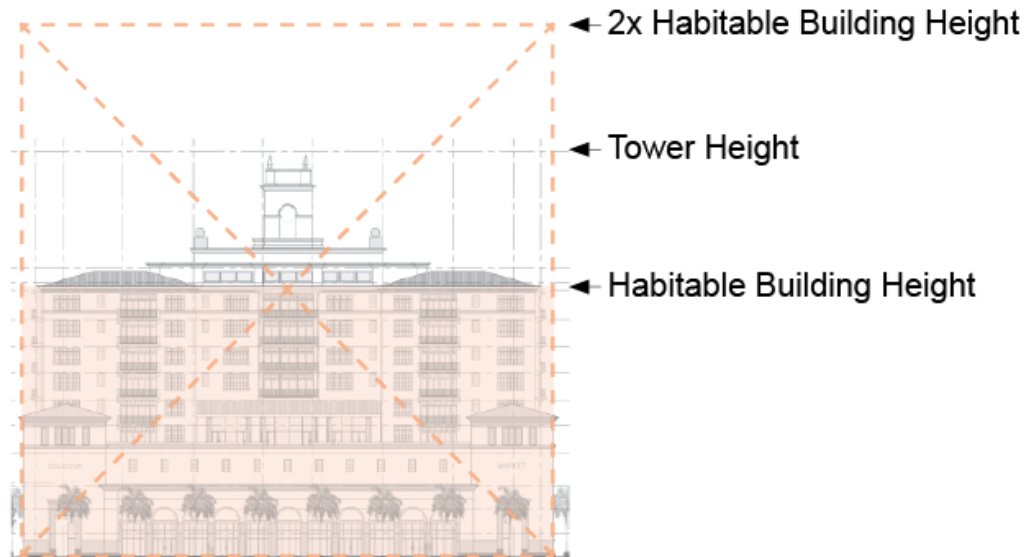
Zoning Code Section 5-605
Coral Gables City Hall

Tower Height = (approx.)
Habitable Building Height



Proposed Zoning Text Amendment
The Collection Residences

Tower Height = (approx.)
1/2 Habitable Building Height



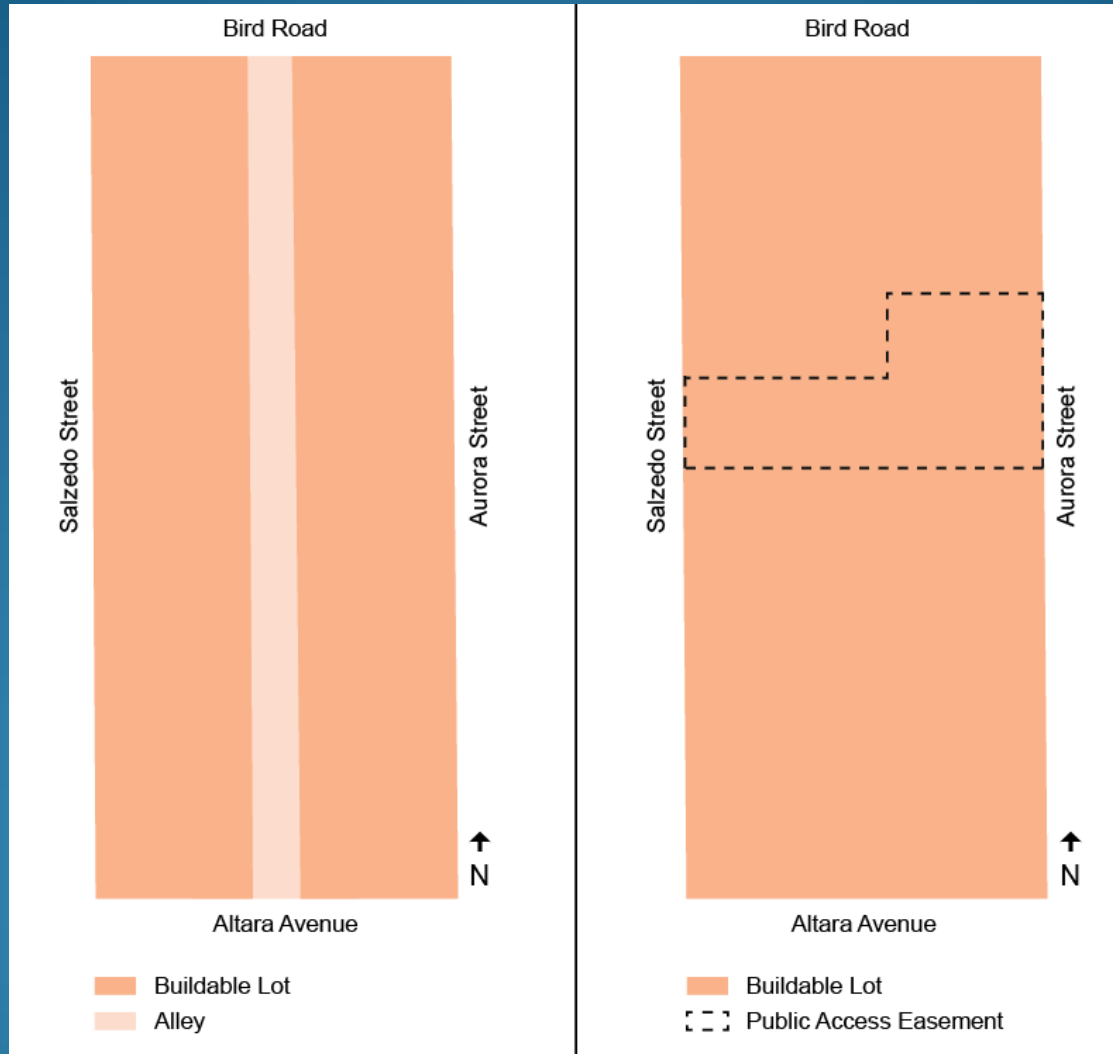
Request #2: Alley Vacation

Existing
Conditions

Buildable Site
Area:
106,980 SF

Maximum FAR:
374,430 SF

Alley Area:
16,050 SF



Proposed
Alley Vacation

Buildable Site
Area:
123,030 SF

Maximum FAR:
430,605 SF

Proposed
Project Area:
430,605 SF

Public Access
Easement Area:
16,129 SF

Request #2: Alley Vacation

Off-site public space improvements,
which may include improvements to
the Metrorail right-of-way in
coordination with the Underline
public space project

Request #3: Mixed-Use Site Plan

Tower Element
Height: 175'9"

Luxury Condo
Height: 115'6"

Live/Work Units

Paseo

Retail



Rooftop
Element
Height: 66'

Parking Garage
Above Retail
Height: 45'

Grocery Store

Arcade

Request #3: Mixed-Use Site Plan

Retail

Paseo

Grocery Store

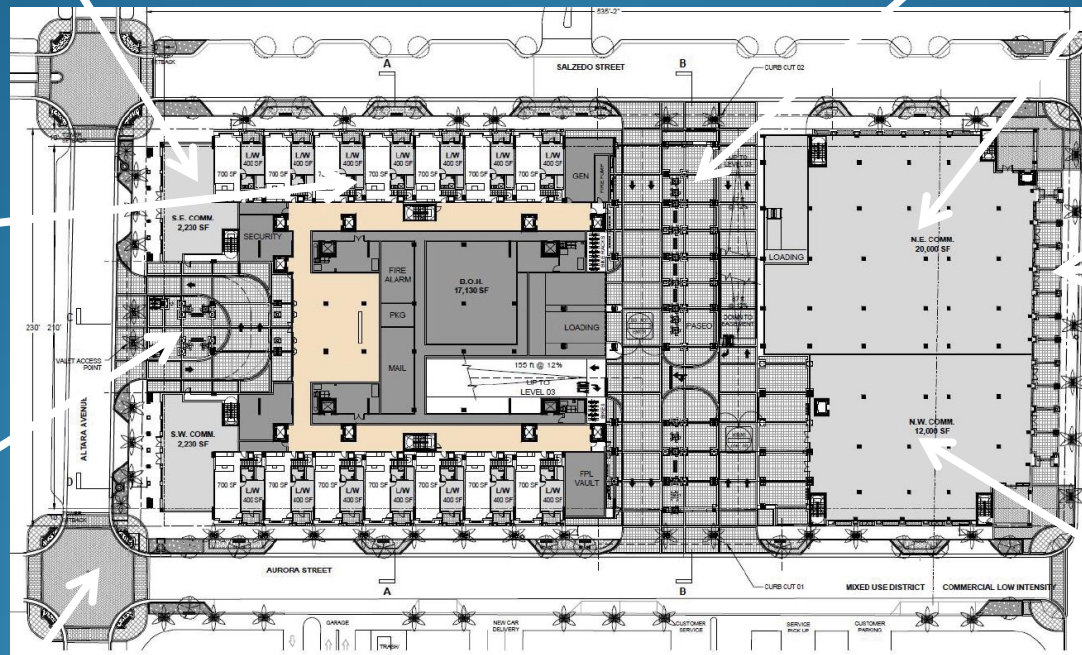
Arcade

Luxury Auto Retail

Live/Work Units

Residential Drop-off

Intersection Improvements



N →

Review Status

TYPE OF REVIEW	DATE
Development Review Committee (Mixed Use Site Plan)	12.27.13
Board of Architects (Preliminary Design and Mediterranean Architecture)	08.28.14
Development Review Committee (Alley Vacation)	09.26.14
Neighborhood Informational Meeting (Mixed Use Site Plan, Zoning Code Text Amendment, and Alley Vacation)	10.28.14
Board of Architects (Mediterranean Bonus)	02.26.15
Planning and Zoning Board (Mixed Use Site Plan, Zoning Code Text Amendment, and Alley Vacation)	03.11.15

Findings of Fact

Staff finds the standards 3-1405 (Zoning Code Text Amendments) and 3-1203 (Alley Vacation) are satisfied.

- ❖ Consistent with the Comprehensive Plan
- ❖ Complies with the Zoning Code

Recommendation

- ❖ The Planning and Zoning Division based upon the complete Findings of Fact contained within this Report recommends approval with conditions.



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May 12, 2015