



Legislation Details (With Text)

File #: 16-5577 **Version:** 1 **Name:** Resolution - Mixed Use Site Plan Review re 33 Alhambra

Type: Resolution **Status:** Adopted

File created: 11/17/2016 **In control:** Planning and Zoning Board

On agenda: 5/30/2017 **Final action:** 5/30/2017

Enactment date: 5/30/2017 **Enactment #:** 2017-142

Title: A Resolution of the City Commission of Coral Gables, Florida requesting mixed use site plan conditional use review pursuant to Zoning Code Article 4, entitled “Zoning Districts”, Division 2, “Overlay and Special Purpose Districts”, Section 4-201, entitled “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. (10 19 16 PZB made no recommendation, Vote 3-Yes and 1-No)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Signed Resolution 2017-142, 2. 05 30 17 CC - 33 Alhambra 2nd Reading, 3. 05 30 17 Exhibit A - Applicant's Revised Submittal, 4. 05 30 17 Exhibit B - Draft Ordinance - Comprehensive Plan Map Amendment, 5. 05 30 17 Exhibit C - Draft Ordinance - Zoning Map Amendment, 6. 05 30 17 Exhibit D - Draft Resolution Mixed-Use Site Plan, 7. 05 30 17 Exhibit E - Summary of 33 Alhambra Project Information, 8. 05 30 17 Exhibit F - PowerPoint Presentation, 9. 01 10 17 Signed CC Cover Memo - 33 Alhambra 2nd Reading, 10. 01 10 17 Exhibit A - Draft Ordinance - Comprehensive Plan Map Amendment, 11. 01 10 17 Exhibit B - Draft Ordinance - Zoning Map Amendment, 12. 01 10 17 Exhibit C - Draft Resolution – Mixed-Use Site Plan, 13. 12 06 16 CC Signed Cover Memo - 33 Alhambra 1st Reading, 14. 12 06 16 Exhibit A - Applicant's Revised Submittal, 15. 12 06 16 Exhibit B - 33 Alhambra Project Information, 16. 12 06 16 Exhibit C - Draft Ordinance - Comprehensive Plan Map Amendment, 17. 12 06 16 Exhibit D - Draft Ordinance - Zoning Map Amendment, 18. 12 06 16 Exhibit E - Draft Resolution Mixed-Use Site Plan, 19. 12 06 16 Exhibit F - 07 13 16 PZB Staff report and recommendation, 20. 12 06 16 Exhibit G - 10 19 16 PZB Staff memorandum, 21. 12 06 16 Exhibit H - Excerpts of 10 19 16 PZB Meeting Minutes, 22. 12 06 16 Exhibit I - Correspondence received from residents, 23. 12 06 16 Exhibit J - CC PowerPoint Presentation, 24. CCMtg Jan 10 2017 - Agenda Items E-1, E-2 and E-7 are related - Ordinances requesting amendment to the FLUM and, 25. CCMtg May 30 2017 - Agenda Items F-1, F-2 and F-15 are related - Ordinances and resolution requesting amendments, 26. CCMtg Dec 6 2016 - Agenda Items E-6, E-7 and E-8 are related - Ordinances requesting amendment to the FLUM and a

Date	Ver.	Action By	Action	Result
5/30/2017	1	City Commission	adopted by Resolution Number	Pass
1/10/2017	1	City Commission	Continued	
12/6/2016	1	City Commission	Discussed and Filed	

A Resolution of the City Commission of Coral Gables, Florida requesting mixed use site plan conditional use review pursuant to Zoning Code Article 4, entitled “Zoning Districts”, Division 2, “Overlay and Special Purpose Districts”, Section 4-201, entitled “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. (10 19 16 PZB made no recommendation, Vote 3-Yes and 1-No)

Approval of the requests will allow a 184-unit multi-family structure with 249 parking spaces on 1.1 acres on property bordered by Navarre Avenue, Alhambra Circle, Galiano Street and Minorca Avenue. An historic structure located at 42 Navarre Avenue will be preserved and incorporated as part of the project. The main structure will consist of primarily 10 stories at 97 feet in height, with the northwest portion at 9 stories at 87 feet, 6 inches in height, proposed with a Floor Area Ratio of 3.4.