



## Legislation Text

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**File #:** 16-5577, **Version:** 1

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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.