CITY OF CORAL GABLES
- MEMORANDUM -

TO:	Planning and Zoning Board	**DATE:**	October 19, 2016
FROM:	Ramon Trias, AIA AICP LEED AP RT Director of Planning and Zoning	**SUBJECT:**	33 Alhambra Updates

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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 7th, 2016.
4. The project site was re-posted on October 7th, 2016.
5. A third courtesy notice was sent to property owners within 1,000 feet of the property on October 7th, 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

Attachment A

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

10/4/2016 5:42:39 PM

ARCHITECT:

Bellin & Pratt
architects, LLC
AA26000863

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

CONSULTANTS:

Consultant
Address
Address
Phone
Fax
e-mail

@ 2016 BELLIN & PRATT ARCHITECTS, LLC
THE DESIGN AND DRAWINGS FOR THIS PROJECT ARE THE PROPERTY OF THIS ARCHITECT AND ARE PROTECTED UNDER THE COPYRIGHT PROTECTION ACT.
ALL DRAWINGS AND WRITTEN MATERIAL HEREIN CONSTITUE ORIGINAL WORK OF THE ARCHITECT AND MAY NOT BE REPRODUCE, DUPLICATE &/OR USED WITH THE WRITTEN CONSENT OF BELLIN & PRATT ARCHITECTS, LLC.

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

ALL DRAWINGS AND WRITTEN MATERIALS HEREIN CONSTITUTE ORIGINAL WORK OF THE ARCHITECT AND MAY ONLY BE DUPLICATED WITH THEIR WRITTEN CONSENT

SEAL:

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

SHEET TITLE:

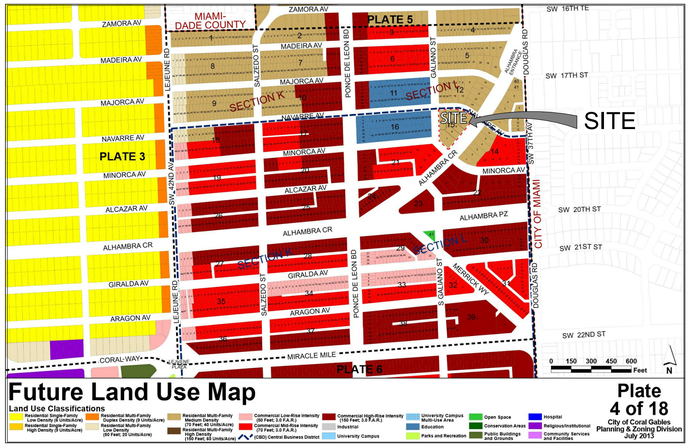
Site Plan / Pedestrian Amenities

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

SHEET No.:

A1.1

1 CORAL GABLES FUTURE LAND USE MAP

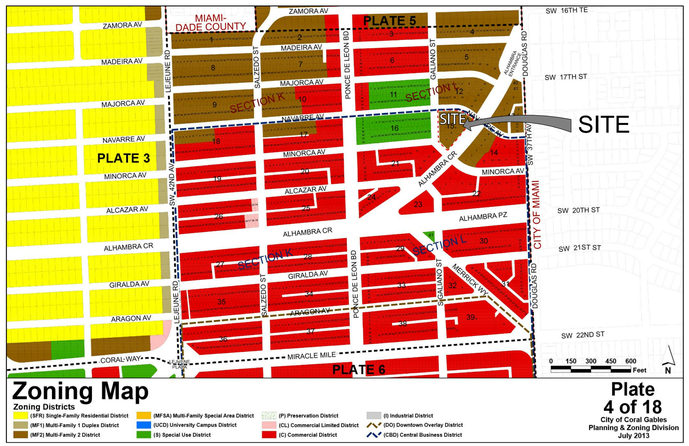


Future Land Use Map

Land Use Classifications

Plate 4 of 18
City of Coral Gables
Planning & Zoning Division
July 2013

2 CORAL GABLES ZONING MAP

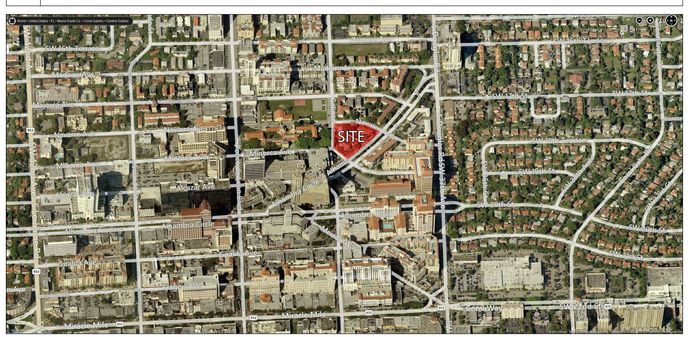


Zoning Map

Zoning Districts

Plate 4 of 18
City of Coral Gables
Planning & Zoning Division
July 2013

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 BUSOINESS DISTRIC (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

SEE GROUND FLOOR LEVEL A1.1

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

SEE BUILDING ELEVATIONS A3.1,A3.2,A3.3

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

SEE GROUND FLOOR LEVEL A1.1

DESCRIPTION	LOCATION	ZONING CODE	REQUIRED	PROVIDED
FRONT STREET (SOUTHEAST)	ALHMABRA CIRCLE	ALLOWED REDUCTIONS TO ZERO (0) AS PER 5-604 TABLE 3, REF.#1 OTHER DEVELOPMENT PTIONS FOR DEVELOPMENT BONUSES STANDARDS	0'-0"	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

SEE GROUND FLOOR LEVEL A1.1

AREA RECEIVED FROM SETBACK REDUCTION	ZONING CODE	DESCRIPTION	MINIMUM REQUIRED OPEN SPACE	PROVIDED
6,824 sq.ft.	SECTION 5-604 TABLE 3 #1	ARACADES	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

SEE GROUND FLOOR LEVEL A1.1

LOCATION	DESCRIPTION	FRONTAGE	REQUIRED	PROVIDED
ALHMABRA 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
RESIDENTAIL	1.00 PER STUDIO	5-1409	18 x1.00 = 18	18
	1.00 PER 1 BEDROOM UNIT	5-1409	123 x1.00= 123	123
	1.75 PER 2 BEDROOM UNIT	5-1409	27x 1.75 = 47.25	48
	1.00 PER LIVEWORK (LIVING AREA)	5-1409	21	21
WORK AREA / LIVEWORK	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
RESIDENTAIL	21 LIVEWORK UNITS (NET LEASABLE MEZZANINE)	10,640 sq.ft.
	168 UNITS (NET LEASABLE)	129,535 sq.ft.
	CIRCULATION , BACK OF HOUSE	18,141 sq.ft.
	TERRACES, BALCONIES & POOL DECK (5TH FLOOR)	16,533 sq.ft.
WORK / LIVEWORK	21 LIVEWORK UNITS (NET LEASABLE GROUND FLOOR)	12,352 sq.ft.
GROUND FLOOR	LOBBY	3,984 sq.ft.
	ARACADES	7,168 sq.ft.
	MECHANICAL, ELECTRICAL, STORAGE, VERTICAL CIRCULATION	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 4,8770 x 75% = 3,658 sq.ft.	LANDSCAPE @ GROUND LEVEL	5,257 sq.ft
		PERVIOUS PLAZAS & COURTYARDS	1,571 sq.ft.
		PLANTERS AT REC. LEVEL (5TH FLOOR)	1,339 sq.ft.
TOTAL			8,167 sq.ft. =16.74%

ARCHITECT:

Bellin & Pratt
architects, LLC
AA26000863

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

CONSULTANTS:

Consultant
Address
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: T.C. & D.F.
APPROVED BY: M.B. & G.P.

REVISIONS:

No.	Description	Date

ALL DRAWINGS AND WRITTEN MATERIALS HEREIN CONSTITUTE ORIGINAL WORK OF THE ARCHITECT AND MAY ONLY BE DUPLICATED WITH THEIR WRITTEN CONSENT

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

10/4/2016 5:43:13 PM

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

Odalys Ojeda

(SEAL)
MARIA MESA personally known to me

ODALYS OJEDA
MY COMMISSION EXPIRES
SEPTEMBER 6, 2020
GG 026718
Bonded thru
Troy Fain Insurance
NOTARY PUBLIC, STATE OF FLORIDA

CITY OF CORAL GABLES, FLORIDA
NOTICE OF PUBLIC HEARING

City Public Hearing Dates/Times	**Local Planning Agency / Planning and Zoning Board 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 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 (FAX: 305.460.5327) or 305.460.5211.

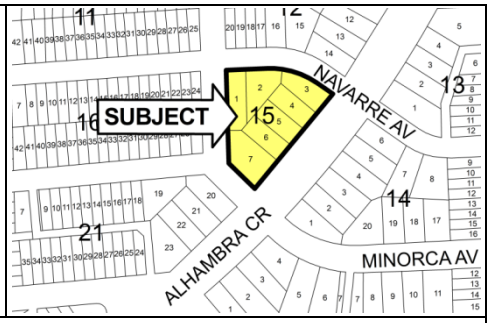
Ramon Trias
Director of Planning and Zoning
Planning & Zoning Division
City of Coral Gables, Florida

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, Telephone: 305-722-8686, TTY/TDD: 305-442-1600, at least three (3) working days prior to the meeting. All meetings are telecast live on Coral Gables TV Channel 77.

10/7 16-80/0000160000M

City of Coral Gables Courtesy Public Hearing Notice

October 7, 2016



Applicant:	**TWJ Alhambra, LLC**
Application:	**Comprehensive Plan Map Amendment, Zoning Map Amendment, and Mixed-Use Site Plan**
Property:	**33 Alhambra Circle (20 and 42 Navarre Avenue, 33, 43 and 47 Alhambra Circle and 2001 Galiano Street), Coral Gables, Florida**
Public Hearing - Date/Time/ Location:	**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**

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 1st and 2nd Reading before the City Commission.

This application was presented to the Planning and Zoning Board on July 13th, 2016, and a public hearing was held at that time. The application has been continued to the October 19th, 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 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, Fax: 305.460.5327 or Phone: 305.460.5211. Please forward to other interested parties.

Sincerely,

City of Coral Gables, Florida

33 Alhambra

COMPREHENSIVE PLAN MAP AMENDMENT
ZONING MAP AMENDMENT
MIXED USE SITE PLAN

PLANNING AND ZONING BOARD
OCTOBER 19, 2016

2

3

4

5

SITE PLAN

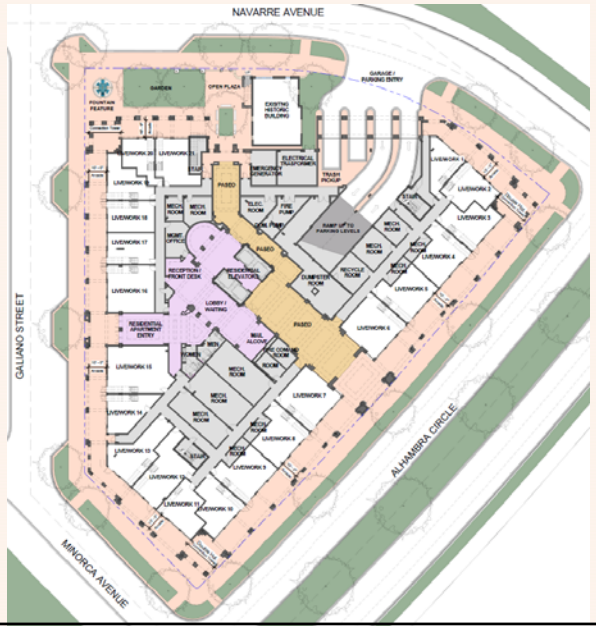
NAVARRE AVENUE
PROPERTY LINE
GALIANO STREET
ALHAMBRA CIRCLE
MINORCA AVENUE

6

SITE PLAN

7

OCTOBER 2016 UPDATE – ARCADE WIDTH



8

ELEVATION

9

REQUEST #1:
COMPREHENSIVE PLAN MAP AMENDMENT

REQUEST #2:
ZONING MAP AMENDMENT

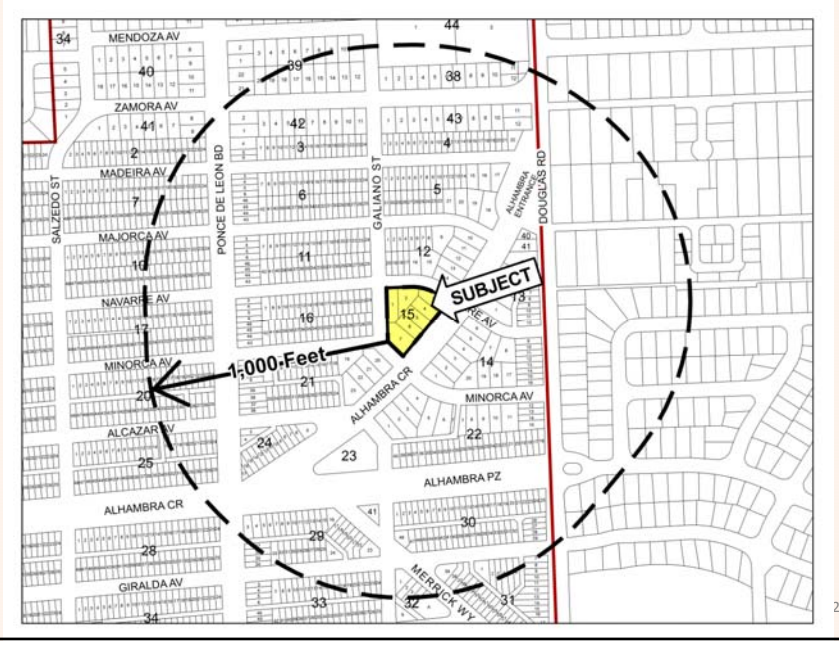
REQUEST #3:
MIXED USE SITE PLAN

10

Review Timeline

1	Development Review Committee: 04.29.16
2	Board of Architects: 05.12.16
3	Neighborhood Meeting: 05.10.16
4	Planning and Zoning Board: 07.13.16
5	Planning and Zoning Board: 10.19.16

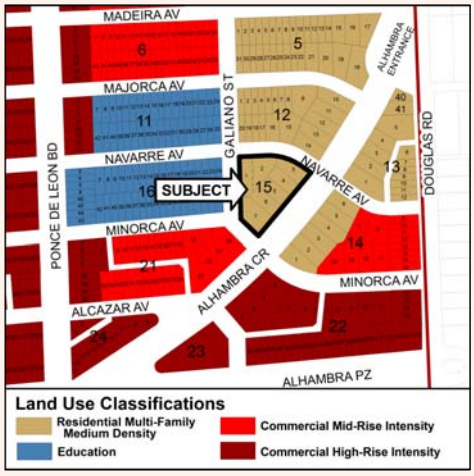
Letters to Property Owners (1,000 ft)

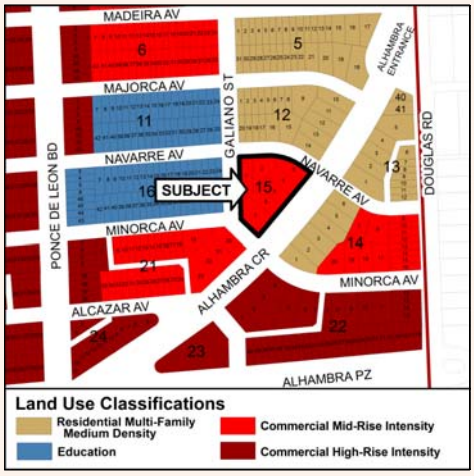


Public Notification

3 times	**Letters to Property Owners** Neighborhood Meeting, July PZB, October PZB
4 times	**Property Posting** DRC, BOA, July PZB, October PZB
4 times	**Website Posting** DRC, BOA, July PZB, October PZB
2 time	**Newspaper Advertisement** July PZB, October PZB

Request #1: Comprehensive Plan Map





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REQUEST #1: COMPREHENSIVE PLAN MAP

STAFF RECOMMENDATION:

STAFF RECOMMENDS **APPROVAL**.

THE COMPREHENSIVE PLAN MAP AMENDMENT **COMPLIES** WITH THE FINDINGS OF FACT.

THE STANDARDS FOR THE PROPOSED COMPREHENSIVE PLAN MAP AMENDMENT ARE **SATISFIED**.

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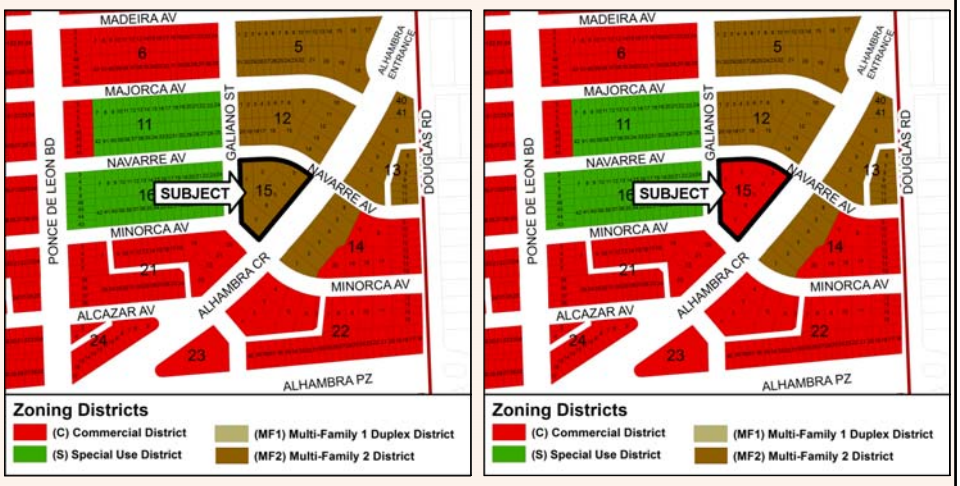
REQUEST #2: ZONING MAP



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Request #2: Zoning Map

Staff Recommendation:

Staff recommends **Approval**.

The Zoning Map Amendment **Complies** with the Findings of Fact.

The standards for the proposed Zoning Map Amendment are **Satisfied**.

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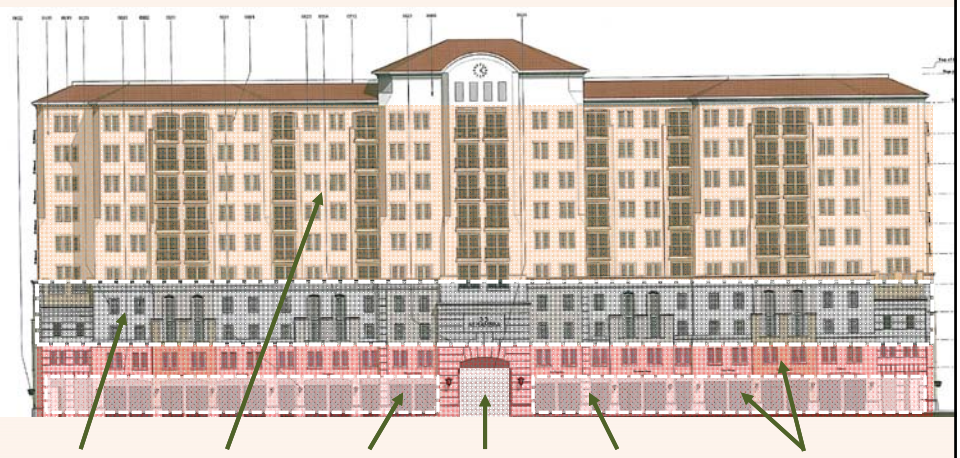
Request #3: Mixed Use Site Plan



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REQUEST #3: MIXED USE SITE PLAN

- Courtyard
- Historic Building
- Vehicular Entrance / Loading
- Live-Work Units
- Arcade
- Paseo
- Streetscape Improvements
- Underground Utilities

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REQUEST #3: MIXED USE SITE PLAN

STAFF RECOMMENDATION:

STAFF RECOMMENDS **APPROVAL WITH CONDITIONS**.

THE SITE PLAN **COMPLIES** WITH THE FINDINGS OF FACT.

THE STANDARDS FOR SITE PLAN APPROVAL ARE **SATISFIED, SUBJECT TO CONDITIONS OF APPROVAL**.

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COMPREHENSIVE PLAN CONSISTENCY

STAFF'S DETERMINATION IS THAT THIS APPLICATION IS **CONSISTENT** WITH THE COMPREHENSIVE PLAN GOALS, OBJECTIVES AND POLICIES.

CONDITIONS OF APPROVAL:

1. **To be completed prior to City Commission 1st Reading:**

   a. The building frontage along Alhambra Circle shall be updated.
   b. Reduce building mass and bulk.
   c. Provide design drawings of streetscape improvements for both sides of this block of Alhambra Circle.
   d. Provide a statement that the Bicycle Master Plan along Galiano shall be implemented.
   e. Provide crosswalk details at all intersections.
   f. Provide a statement indicating how the project will comply with LEED requirements.
   g. Provide written approval from the Director of Historical Resources and Cultural Arts for the Art in Public Places proposal.
   h. Provide copies of completed Concurrency reviews.
   i. Ensure that elevator lobbies within the garage meet building code requirements.

CONDITIONS OF APPROVAL:

2. **Application/supporting documentation.** Construction of the proposed project shall be in substantial conformance with the submitted plans.

3. **Restrictive covenant.** Within thirty (30) days of City Commission approval of the Application, the Applicant, property owner(s), its successors or assigns shall submit a restrictive covenant for City Attorney review and approval outlining all conditions of approval as approved by the City Commission.

CONDITIONS OF APPROVAL:

4. **Prior to issuance of the first Building Permit, Applicant shall:**

    a. **Contribute for emergency vehicle signal preemption technology.**
    b. **Submit for additional reviews by Board of Architects and Zoning.**
    c. **Provide Signage Plan.**
    d. **Ensure that parking garage design addresses pedestrian access and screening of parking garage openings.**
    e. **Design the ground floor of all buildings to optimize pedestrian activity and retail success.**
    f. **Design loading and service to minimize effects on pedestrian realm.**

CONDITIONS OF APPROVAL:

4. **Prior to issuance of the first Building Permit, Applicant shall:**

    g. **Provide a construction staging plan to the Building Division, maintaining pedestrian and vehicular access around Coral Gables Preparatory Academy.**
    h. **Obtain approval for all traffic flow modifications.**
    i. **Obtain Commission approval of an encroachment plan.**
    j. **Provide a bond for restoration of the property.**
    k. **Provide a bond for all off-site improvements.**
    l. **Provide construction notices for all properties within 1,000 feet.**
    m. **Provide bicycle amenities, including future bike sharing.**
    n. **Reserve space for future car sharing facilities.**
    o. **Provide electric car-charging stations.**

CONDITIONS OF APPROVAL:

5. **Prior to issuance of the first Certificate of Occupancy, Applicant shall:**

    a. **Complete the undergrounding of all utilities.**
    b. **Upgrade utilities services as needed.**
    c. **Complete all Art in Public Places requirements.**
    d. **Complete all traffic improvements.**
    e. **Comply with the City's Bicycle Pedestrian Master Plan.**
    f. **Complete all right-of-way improvements.**
    g. **Execute and record a Publicly Accessible Open Spaces Easement Agreement between the City and Owner.**

CONDITIONS OF APPROVAL:

6. **Following the issuance of the first Certificate of Occupancy, Applicant shall:**

   a. **Obtain LEED Silver certification within two years.**

   a. **Perform traffic calming studies within one year and construct or pay for any required physical traffic calming improvements.**

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COMPREHENSIVE PLAN MAP AMENDMENT
ZONING MAP AMENDMENT
MIXED USE SITE PLAN

PLANNING AND ZONING BOARD
OCTOBER 19, 2016