



City of Coral Gables Board of Architects Staff Report

Property: **330 Catalonia Avenue (Alexan Crafts)**

Architect: Corwil Architects

BOA Permit: AB-21-07-7623

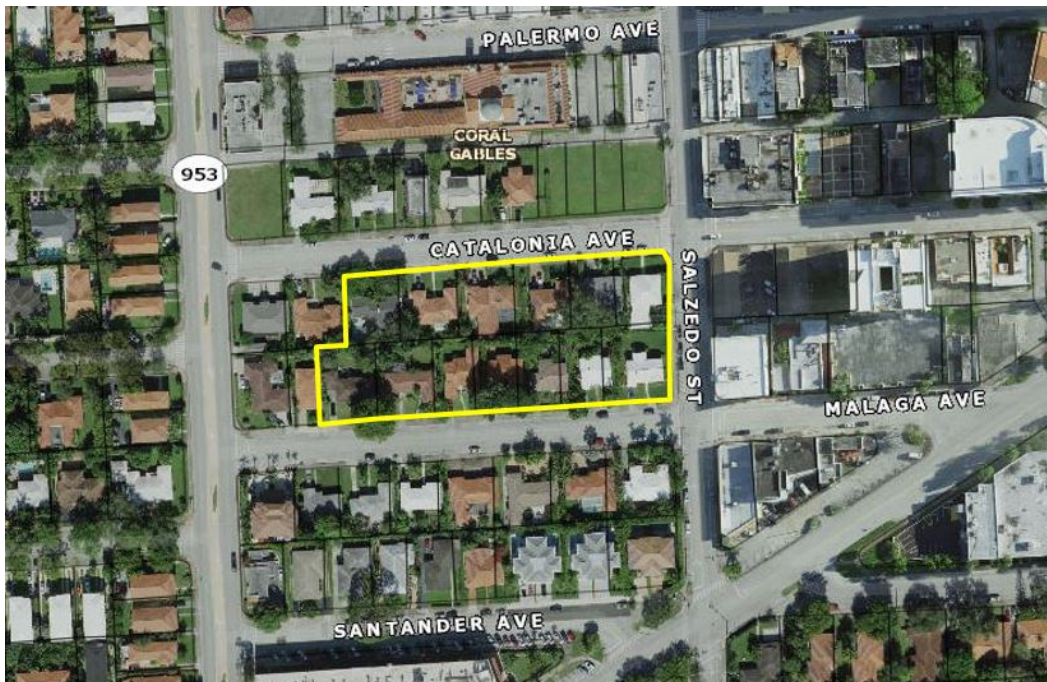
Requests:

- A. Planned Area Development (PAD)
- B. Conditional Use for Mixed-Use Site Plan
- C. Mediterranean Bonus Levels 1 & 2

Location: 340, 330, 322, 314, 310, 300 Catalonia Avenue, and 341, 333, 325, 323, 317, 309, 301 Malaga Avenue

APPLICATION REQUESTS

The Applicant (Maple Multi-Family SE, L.P.) is requesting review of a proposed Mixed-Use project generally located on the west side of Salzedo Street between Catalonia Avenue and Malaga Avenue. The project site comprised of lots 5 through 27, Block 28 of the Coral Gables Crafts Section, totaling approximately 91,933 square feet or 2.11 acres.



There are existing single-family homes on site as this area was recently rezoned from Single-Family Residential to Mixed Use 1 (MX-1) District. The applicant seeks to redevelop, proposing a mixed-use project containing 263 residential units and 22 live work units, with 363 parking spaces. The proposed building height is 77 feet at 7-stories.

1. Planned Area Development (PAD)

The request for the Planned Area Development (PAD) provides flexibility from the regulations of the underlying zoning district. Section 2-500 of the Zoning Code outlines the purpose of the PAD as follows:

- a. Allow opportunities for more creative and imaginative development than generally possible under the strict applications of these regulations so that new development may provide substantial additional public benefit.
- b. Encourage enhancement and preservation of lands which are unique or of outstanding scenic, environmental, cultural and historical significance.
- c. Provide an alternative for more efficient use and, safer networks of streets, promoting greater opportunities for public and private open space, and recreation areas and enforce and maintain neighborhood and community identity.
- d. Encourage compatible and coordinated development of the site, through the use of a variety of architectural solutions to promote Mediterranean architectural attributes, promoting variations in bulk and massing, preservation of natural features, scenic areas, community facilities, reduce land utilization for roads and separate pedestrian and vehicular circulation systems and promote urban design amenities.
- e. Require the application of professional planning and design techniques to achieve overall coordinated development eliminating the negative impacts of unplanned and piecemeal developments likely to result from rigid adherence to the standards found elsewhere in these regulations.

The Applicant is proposing a PAD designation to allow flexibility in the following requirements of the underlying zoning district of Mixed Use 1 (MX-1) District, particularly the number of stories. The applicant is proposing a building height of 77 feet at 7 stories where only 6 stories are allowed.

The maximum available number of stories are based upon the Comprehensive Plan Map designation, per Section 5-201.C. The Land Use designation was recently amended from Single-Family High Density Residential to Commercial Low-Rise Intensity which allows a maximum height of *“up to 50’ maximum (no limitation on floors), or up to 77’ maximum (with a maximum of 2 additional floors) with architectural incentives per the Zoning Code.”*

Per Section 14-206.3(C), *General Procedures for Planned Area Development*, the applicant shall submit plans to the Board of Architects for review and preliminary approval prior to filing a formal application for Planning & Zoning Board review.

In addition to the consideration of granting flexibility to the underlying zoning requirements, the Board of Architects should also review that the PAD meets the required design requirements, per Section 2-500(B)(3)(h):

- i. Architectural relief and elements (i.e. windows, cornice lines, etc.) shall be provided on all sides of buildings, similar to the architectural features provided on the front façade.
- ii. Facades in excess of one hundred and fifty (150) feet in length shall incorporate design features such as: staggering of the façade, use of architectural elements such as kiosks, overhangs, arcades, etc.
- iii. Parking garages shall include architectural treatments compatible with buildings and structures which occupy the same street;

- iv. Where necessary and appropriate to enhance public pedestrian access, no block face shall have a length greater than two hundred and fifty (250) feet without a public pedestrian passageway or alley providing through access; and
- v. All buildings, except accessory buildings, shall have their main pedestrian entrance oriented towards the front or side property line.

2. Conditional Use for Mixed Use Site Plan:

Consistent with the trend to allow residential units near and within downtown Coral Gables, the Applicant is requesting Conditional Use Review for the proposed mixed-use site plan.

SITE PLAN INFORMATION

Standard	Required/Permitted	Proposed
Building Site	10,000 sq. ft.	91,933 sq. ft.
	1 acre for PAD which shall be contiguous and unified parcel	2.11 acres
Landscaped Open Space (ground-level outdoor area, which is open to the sky)	Landscaped open space required for a PAD shall be not less than (20%) of the PAD site.	21% open to sky 8% covered 31% total
Density	125 units per acre (264 units)	263 units
FAR (Site Area of 91,933 sq. ft.)	3.0 = 275,799 sq. ft.	3.24 = 306,936 sq. ft.
FAR w/ Med Bonus I	3.2 =294,185 sq. ft.	
FAR w/ Med Bonus II	3.5 = 321,765 sq. ft.	
Setback	Required/Permitted	Proposed
Principal front	0	0 (Catalonia)
Side interior	0	11' (West)
Side Street	0	1'-1" (Malaga)
Side Street	0	3'-2" (Salzedo)
Rear no alley	10	10
Stepback	Required/Permitted	Proposed
Principal front	10	10' (Catalonia)
Side Interior	10	15' (West)
Side Street	10	10' (Malaga)
Side Street	10	10' (Salzedo)
Rear no alley	10	15'
Building Height		
Principal Building	50 feet (per the Comprehensive Plan)	
Med Bonus I	5 stories/63.5 feet	
Med Bonus II	6 stories/77 feet	7 stories/77 feet
Parking	377 or 357 per shared parking analysis	364
Studio @1/unit (12 units)	12	
1BR @1/unit (165 units)	165	
2BR @1.75/unit (75 units)	131	
3BR @2.25/unit (11 units)	25	
Livework @1/unit + 1/350 (22 units)	22 + 22	

Per Section 14-203, Conditional Uses, the Board of Architects shall review the application to determine if the application is consistent with the Conditional Use standards and any design requirements set out in the zoning district. Below are the standards for review for any conditional use:

- a. The proposed conditional use is consistent with and furthers the goals, policies and objectives of the Comprehensive Plan and furthers the purposes of these regulations and other City ordinances and actions designed to implement the Plan.
- b. The available use to which the property may be put is appropriate to the property that is subject to the proposed conditional use and compatible with existing and planned uses in the area.
- c. The proposed conditional use does not conflict with the needs and character of the neighborhood and the City.
- d. The proposed conditional use will not adversely or unreasonably affect the use of other property in the area.
- e. The proposed use is compatible with the nature, condition and development of adjacent uses, buildings and structures and will not adversely affect the adjacent uses, buildings or structures.
- f. The parcel proposed for development is adequate in size and shape to accommodate all development features.
- g. The nature of the proposed development is not detrimental to the health, safety and general welfare of the community.
- h. The design of the proposed driveways, circulation patterns and parking is well defined to promote vehicular and pedestrian circulation.
- i. The proposed conditional use satisfies the concurrency standards of Section 14-218. and will not adversely burden public facilities, including the traffic-carrying capacities of streets, in an unreasonable or disproportionate manner.

3. Coral Gables Mediterranean Bonus Levels 1 and 2

The Applicant is also seeking to secure bonuses based on the Level 1 and Level 2 Development Bonus Standards for the proposed conditional use. The project proposes 263 residential units and 22 live work units with 364 parking spaces on site. The proposed building height is 77 feet at 7-stories with approximately 3.24 FAR (306,936 sq. ft.)

According to Section 5-201, *Coral Gables Mediterranean Style Design Standards*, Mixed Use applications are required to satisfy all the requirements in Table 1, “Required Standards” and 8 of the 12 qualifications in Table 2, “Architectural and Public Realm Standards” to secure the maximum bonuses of additional stories and floor area (FAR). In addition, all applications shall be reviewed for compliance of the provisions of Section 5-202, *Coral Gables Mediterranean Architecture Design*.

FINDINGS OF FACT

1. Planned Area Development (PAD)

Section 14-206 of the Zoning Code states the required findings for a proposed PAD project is as follows:

- A. *In what respects the proposed plan is or is not consistent with the stated purpose and intent of the PAD regulations.*

Staff comments: The proposed plan is consistent with the stated purpose and intent of the PAD

regulations in that it provides greater opportunities for ground-level, publicly accessible open space.

- B. *The extent to which the proposed plan departs from the zoning and subdivision regulations otherwise applicable to the subject property, including but not limited to density, size, area, bulk and use, and the reasons why such departures are or are not deemed to be in the public interest.*

Staff comments: The departures from the zoning of the proposed project is particular to the number of stories being proposed. The maximum available number of stories are based upon the Comprehensive Plan Map designation, per Section 5-201.C. The Land Use designation was recently amended from Single-Family High Density Residential to Commercial Low-Rise Intensity which allows a maximum height of “up to 50’ maximum (no limitation on floors), or up to 77’ maximum (with a maximum of 2 additional floors) with architectural incentives per the Zoning Code.”

- C. *The extent to which the proposed plan meets the requirements and standards of the PAD regulations.*

Staff comments: The proposed plan meets the requirements and standards of the PAD regulations such as contiguous unified parcel with a minimum lot width of two hundred (200) ft. and minimum lot depth of one hundred (100) ft. and a minimum site area of no less than an acre.

- D. *The physical design of the proposed PAD and the manner in which said design does or does not make adequate provision for public services, provide adequate control over vehicular traffic, provide for and protect designated common open areas, and further the amenities of light and air, recreation and visual enjoyment.*

Staff comments: The physical design of the proposed PAD maximizes the building site to accommodate the maximum amount of development within the required setbacks. Drop-off and loading services are provided internally. A public open space of approximately 4,000 is provided on the north east side of the property, on the corner of Catalonia Avenue and Salzedo Street.

- E. *The compatibility of the proposed PAD with the adjacent properties and neighborhood as well as the current neighborhood context including current uses.*

Staff comments: There are existing single-family homes on site as this area was recently rezoned from Single-Family Residential to Mixed Use 1 (MX-1) District. The proposed development is a compatible transition between the Central Business District to the north and residential neighborhoods towards the South and West.

- F. *The desirability of the proposed PAD to physical development of the entire community.*

Staff comments: The redevelopment of the existing properties introduces new housing stock that would support additional housing options near downtown, consistent with the policies of the Comprehensive Plan. The proposed open space at the corner of Catalonia Avenue and Salzedo Street will serve as an amenity that will be desirable for the entire community.

- G. *The conformity of the proposed PAD with the goals and objectives and Future Land Use Maps of the City of Coral Gables Comprehensive Plan.*

Staff comments: The proposed PAD is “consistent” with the CP’s Goals, Objectives and Policies that address the City’s objectives for encouraging land use decisions that encourage infill and redevelopment that support walking, bicycling, and public transit use.

2. Conditional Use for Mixed-Use

A Conditional Use site plan review must comply with Zoning Code Section 14-203.8, “Standards for Review” as follows:

STANDARD	STAFF EVALUATION
1. The proposed conditional use is consistent with and furthers the goals, objectives and policies of the Comprehensive Land Use Plan and furthers the purposes of these regulations and other City ordinances and actions designed to implement the Plan.	The proposed mixed use project, in context meets with the CP’s Goals, Objectives and Policies by encouraging mixed use development in major corridors.
2. The available use to which the property may be put is appropriate to the property that is subject to the proposed conditional use and compatible with existing and planned uses in the area.	The proposed mixed-use project is permitted in the zoning district. This is what was encouraged when this area was rezoned recently. It is a compatible transition between the Central Business District to the north and residential multi-family neighborhoods towards the south and west.
3. The proposed conditional use does not conflict with the needs and character of the neighborhood and the City	There are existing single-family homes on site. Redevelopment of this property to a mixed-use project adds density and fulfills the objectives of the City to provide greater housing opportunities in the area.
4. The proposed conditional use will not adversely or unreasonably affect the use of other property in the area.	The Applicant’s proposal of a mixed-use building is consistent with the underlying zoning designation. It will not adversely or unreasonably affect the use of other adjoining, adjacent and contiguous properties in the area.
5. The proposed use is compatible with the nature, condition and development of adjacent uses, buildings and structures and will not adversely affect the adjacent uses, buildings or structures	The proposed mixed-use project is a compatible transition between the Central Business District to the North and the recently rezoned multi-family residential neighborhoods towards the South and West.
6. The parcel proposed for development is adequate in size and shape to accommodate all development features.	The subject site is approximately 91,933 square feet (2.11acres) in size which accommodates all development features.
7. The nature of the proposed development is not detrimental to the health, safety and general welfare of the community.	The proposed project is consistent with the stated goals and objectives for mixed use redevelopment in the area. The redevelopment of this property as a mixed use project fulfills the objective of the City to attract retail, office, and residential developments to the area and to create a pedestrian oriented urban environment.
8. The design of the proposed driveways, circulation patterns and parking is well defined to	All vehicular parking for the project is located within the confines of the building. Service access and areas are enclosed.

STANDARD	STAFF EVALUATION
<p>promote vehicular and pedestrian circulation.</p>	
<p>9. The proposed conditional use satisfies the concurrency standards of Section 14-218, and will not adversely burden public facilities, including the traffic-carrying capacities of streets, in an unreasonable or disproportionate manner.</p>	<p>A Traffic Generation Analysis and concurrency report will be required once the project moves forward to the Planning and Zoning Board.</p>

3. Mediterranean Bonus

Applications shall be required to satisfy all of the requirements in Table 1, “Required Standards” in order to secure bonuses Zoning Code **Section 5-201.B.1.**:

STANDARD	STAFF EVALUATION
<p>1. Architectural elements on building facades: Similar exterior architectural relief elements shall be provided on all sides of all buildings. No blank walls shall be permitted unless required pursuant to applicable City, State and Federal requirements (i.e., Fire and Life Safety Code, or other applicable code.) Parking garages shall include exterior architectural treatments compatible with buildings or structures that occupy the same property and/or street.</p>	<p>Complies. The building does not have any blank walls, it has openings allowing natural light on the facades. The parking garage is screened from street view with living units, and the use of the garage is not readily apparent.</p>
<p>2. Architectural relief elements at street level: On any building facades fronting streets, where an adjoining pedestrian sidewalk is located, one (1) or more of the following design features shall be included at the street level: a. Display windows or retail display area; b. Landscaping; and/or c. Architectural relief elements or ornamentation.</p>	<p>Complies. Street level Malaga façade Malaga includes landscaped garden wall fronting residential, while the northside on Catalonia Avenue provides a continued urban frontage with architectural relief elements.</p>
<p>3. Architectural elements located on the top of buildings: Exclusion from height. The following shall be excluded from computation of building height in MX Districts: a. Air-conditioning equipment room. b. Elevator shafts. c. Elevator mechanical equipment rooms. d. Parapets. Roof structures used only for ornamental and/or aesthetic purposes not exceeding a combined area of twenty-five (25%) percent of the floor area immediately below. Such exclusion shall be subject to the provisions that no such structure shall exceed a height of more than twenty-five (25) feet above the roof, except for commercial buildings in the Central Business</p>	<p>Complies. Roof structures are used for aesthetic purpose and does not exceed a combined area of 25% of the floor area immediately below.</p>

<p>District (CBD) where no such structure shall exceed one-third (1/3) of the allowable total building height.</p>	<p>Complies. Bicycle racks are provided at the ground level.</p>
<p>4. Bicycle storage: To encourage the use of bicycles, bicycle storage facilities (racks) shall be provided. A minimum of five (5) bicycle storage spaces shall be provided for each two hundred and fifty (250) parking spaces or fraction thereof.</p>	<p>Complies. Bicycle racks are provided at the ground level.</p>
<p>5. Building facades: Facades in excess of one hundred and fifty (150) feet in length shall incorporate vertical breaks, setbacks or variations in bulk/massing at a minimum of one hundred (100) foot intervals.</p>	<p>Complies. Facades incorporate vertical breaks, setbacks and variations.</p>
<p>6. Building lot coverage: No minimum or maximum building lot or ground coverage is required</p>	<p>Although there is no minimum or maximum building lot or ground coverage is required, the applicant has provided this information.</p>
<p>7. Drive through facilities.: Drive through facilities including banking facilities, restaurants, pharmacies, dry cleaners, or other drive-through businesses are prohibited access to/from Ponce de Leon Boulevard from S.W. 8th Street to Bird Road, Miracle Mile from Douglas Avenue to LeJeune Road, and Alhambra Circle from Douglas Avenue to LeJeune Road.</p>	<p>Not applicable. The project does not have a drive through facility.</p>
<p>8. Landscape open space area: Each property shall provide the following minimum ground-level landscape open area (percentage based upon total lot area): a. Five (5%) percent for nonresidential properties; b. Ten (10%) percent for mixed use properties; and c. Twenty-five (25%) percent for residential properties. The total area shall be based upon the total lot area. This landscape area can be provided at street level, within the public right-of-way, planter boxes, planters, and other ground-floor locations.</p>	<p>Complies. Open space is provided within the property a total of 31% (21% open to sky and 8% covered)</p>
<p>9. Lighting, street: Street lighting shall be provided and located on all streets/rights-of-way. The type of fixture shall be the approved City of Coral Gables light fixture. The location, spacing, and other specifications shall be subject to review and approval by the Department of Public Works.</p>	<p>To be determined. Street lighting is not shown on plans. Subject to review and approval by the Department of Public Works.</p>
<p>10. Parking garages: Ground floor parking as a part of a multi-use building shall not front on a primary street. ADA parking is permitted on the ground floor. Ground floor parking is permitted on secondary/side streets and shall be fully enclosed within the structure and/or shall be surrounded by retail uses and/or residential units. Ground floor parking is permitted on alley frontages. Parking facilities shall strive to accommodate pedestrian access to all adjacent street(s) and alleys.</p>	<p>Complies. Ground floor parking is enclosed within the structure and lined with live-work units.</p>

<p>11. Porte-cocheres: Porte-cocheres are prohibited access to/from Ponce de Leon Boulevard from S.W. 8th Street to Bird Road, Miracle Mile from Douglas Avenue to LeJeune Road, and Alhambra Circle from Douglas Avenue to LeJeune Road.</p>	<p>Not applicable. Porte-cochere is located on Malaga Avenue (south side).</p>
<p>12. Sidewalks/pedestrian access: All buildings, except accessory buildings, shall have their main pedestrian entrances oriented towards adjoining streets. Pedestrian pathways and/or sidewalks shall be provided from all pedestrian access points and shall connect to one another to form a continuous pedestrian network from buildings, parking facilities, parking garages entrances, and other structures. Wherever possible pathways shall be separated from vehicular traffic.</p>	<p>Complies. All pedestrian entrances are oriented towards the streets and connected into a pedestrian pathway but separated from vehicular traffic through the use of islands, bollards, landscapes and hardscapes.</p>
<p>13. Soil, structural: Structural soil shall be utilized within all rights-of-way for all street level planting areas with root barriers approved by the Public Works Landscape Division.</p>	<p>Coordinate with Public Works staff.</p>
<p>14. Windows on Mediterranean buildings: Mediterranean buildings shall provide a minimum window casing depth of four (4) inches as measured from the face of the building.</p>	<p>To be determined. Elevations do not indicate the minimum 4".</p>

All applications desiring bonuses shall satisfy a minimum of eight (8) of the twelve (12) qualifications of Table 2, Zoning Code Section **5-201.D. Architectural and Public Realm Standards** to secure a bonus under these provisions:

Standard	Staff Evaluation
<p>1. Arcades and/or loggias: Arcades, loggias or covered areas constructed adjacent, parallel, and/or perpendicular to building to provide cover and protection from the elements for pedestrian passageways, sidewalks, and other walkways thereby promoting pedestrian passage/use. Limitations of encroachments on corners of buildings may be required to control view corridors and ground stories building bulk and massing. Awnings or other similar items do not satisfy these provisions.</p>	<p>No arcades or loggias provided.</p>
<p>2. Building rooflines: Incorporation of horizontal and vertical changes in the building roofline.</p>	<p>Complies. Roof changes provided.</p>
<p>3. Building setbacks: Stepbacks on building facades of the building base, middle and/or top facade to further reduce the potential impacts of the building bulk and mass.</p>	<p>Complies. Upper floor setbacks provided as required.</p>
<p>4. Building towers: The use of towers or similar masses to reduce the mass and bulk of buildings.</p>	<p>No towers proposed.</p>
<p>5. Driveways:</p>	<p>Complies.</p>

<p>Consolidation of vehicular entrances for drive-through facilities, garage entrances, service bays and loading/unloading facilities into one (1) curb cut per street to reduce the amount of vehicular penetration into pedestrian sidewalks and adjoining rights-of-way.</p>	<p>Loading facilities are provided internally.</p>
<p>6. Lighting of landscaping: Uplighting of landscaping within and/or adjacent to pedestrian areas (i.e., sidewalks, plazas, open spaces, and other public spaces).</p>	<p>Complies. Uplighting of landscaping is provided, also on sidewalks and public spaces.</p>
<p>7. Materials on exterior building facades: The use of natural materials shall be incorporated into the base of the building on exterior surfaces of building. This includes the following: marble, granite, keystone, and other types of natural stone.</p>	<p>Complies. Natural stone veneer is proposed into the base of the building.</p>
<p>8. Overhead doors: If overhead doors are utilized, the doors are not directed towards residentially zoned properties.</p>	<p>The material legend identifies “metal overhead rolling door” please note that the south side of Malaga Avenue are residentially zoned properties.</p>
<p>9. Paver treatments: Inclusion of paver treatments in all of the following locations: a. Driveway entrances minimum of ten (10%) percent of total paving surface. b. Sidewalks. Minimum of twenty-five (25%) percent of total ground level paving surface. The type of paver shall be subject to Public Works Department review and approval. Poured concrete color shall be Coral Gables Beige.</p>	<p>Complies. Paver treatments throughout ground floor.</p>
<p>10. Pedestrian amenities: Pedestrian amenities on both private property and/or public open spaces including a minimum of four (4) of the following: a. Benches. b. Expanded sidewalk widths beyond the property line. c. Freestanding information kiosk (no advertising shall be permitted). d. Planter boxes. e. Refuse containers. f. Public art. g. Water features, fountains and other similar water features. Ground and/or wall mounted. Above amenities shall be consistent in design and form with the City of Coral Gables Master Streetscape Plan.</p>	<p>Complies. Pedestrian amenities are provided.</p>
<p>11. Pedestrian passthroughs/paseos on properties contiguous to alleys and/or streets: Pedestrian pass-throughs provided for each two hundred and fifty (250) linear feet or fraction thereof of building frontage provided on properties contiguous to alleys and/or</p>	<p>Complies. Cross block paseo is provided.</p>

streets or other publicly owned properties. Buildings less than two hundred and fifty (250) feet in size shall provide a minimum of one (1) pass through. The pass-throughs shall be subject to the following:

- a. Minimum of ten (10) feet in width.
- b. Include pedestrian amenities as defined herein. In lieu of providing one (1) pass-through of ten (10) feet in width every two hundred and fifty (250) feet of building frontage, two (2) pass-throughs can be combined to provide one (1) twenty (20) foot wide pass-through.

12. Underground parking:

The use of underground (below grade level) parking, equal in floor area of a minimum of seventy-five (75%) percent of the total surface lot area. Underground parking shall be located entirely below the established grade as measured from the top of the supporting structure and includes all areas utilized for the storage of vehicles and associated a circulation features.

Not applicable. No underground parking is being proposed.

All applications for development approval shall be required to satisfy **Section 5-202** of the Zoning Code, *Coral Gables Mediterranean Architecture Design*, to include design elements and architectural styles of the following buildings:

- a. H. George Fink Offices, 2506 Ponce de Leon Boulevard.
- b. The Colonnade Building, 169 Miracle Mile.
- c. Douglas Entrance, 800 Douglas Road.
- d. Coral Gables Elementary School, 105 Minorca Avenue.
- e. Granada Shops/Charade Restaurant, 2900 Ponce de Leon Boulevard (demolished).
- f. San Sebastian Apartments, 333 University Drive.
- g. Coral Gables City Hall, 405 Biltmore Way.
- h. Biltmore Hotel, 1200 Anastasia Avenue.

As stated by the applicant, the project takes its influence from surrounding buildings within the City of Coral Gables, particularly it uses components from the H. George Fink offices, the San Sebastian Apartments, and the Colonnade Hotel.

SUMMARY OF REQUESTS

Per Zoning Code, the Board of Architects shall act as a recommending and a decision-making Board for the following:

- 1. Planned Area Development (PAD):**
 - Designation of site plan as a PAD to provide flexibility on the number of stories from proposed from the project
 - BOA approval needed prior to filing a formal application for Planning & Zoning Board review, per Section 14-206.3(C) *Board of Architects review*.
- 2. Conditional Use for Mixed-Use Site Plan:**
 - Approval needed from the Board of Architects, per Sec 14-203, *Conditional Uses*.

- BOA approval required prior to the Planning and Zoning Board’s consideration
- 3. Coral Gables Mediterranean Bonus Level 1 and Level 2:**
- Bonus up to 0.5 floor area ratio (FAR) – or 45,966 square feet
 - Additional height of up to a maximum 77 feet
 - Additional two (2) stories (6 stories)
 - Approval needed from the Board of Architects, per Section 5-201, *Coral Gables Mediterranean Style Design Standards*.

STAFF RECOMMENDATION

1. Planned Area Development (PAD):

As identified in the Findings of Fact contained herein, Staff finds the Application is in compliance with the designation of a Planned Area Development (PAD), per Section 2-500(B) of the Zoning Code. However, Staff recommends the project comply with the underlying MX1 Zoning regulations where six (6) stories is the maximum allowed.

Staff recommends **Approval**, with condition that the project comply with 6 stories/77 feet.

2. Conditional Use for Mixed Use:

As identified in the Findings of Fact contained herein, Staff finds the Application is in compliance with the Conditional Use, per Section 14-203 of the Zoning Code.

Staff recommends **Approval**.

3. Coral Gables Mediterranean Bonus Level 1 and Level 2:

The allowable bonus floors are subject to the Comprehensive Plan Map designation applicable to the subject site. The allowable floors and height are as follows:

Land Use Designation	Building Site Area Minimum	Allowable Height per the Comprehensive Plan	Allowable Height per the Med Bonus	
			Level 1	Level 2
Commercial Low-Rise Intensity	10,000	50 feet	5 stories/63.5 feet	6 stories/77 feet

Staff finds the Application is **not** in compliance with the Level 1 and Level 2 bonus, per Section 5-200 with regards to the number of stories. The maximum available number of stories are based upon the Comprehensive Plan Map designation, per Section 5-201.C. The Land Use designation of Commercial Low-Rise Intensity allows a maximum height of “up to 50’ maximum (no limitation on floors), or up to 77’ maximum (with a maximum of 2 additional floors) with architectural incentives per the Zoning Code.” The Board of Architects may approve 6 stories at 77 feet, but per Section 5-200, the Board of Architects does not have the authority to grant the proposed 7 stories, where 6 stories is the maximum allowed.

Approval of the Coral Gables Mediterranean Bonus Level 2 request will allow the proposed height of 77 feet but only 2 additional floors (6 stories) and an additional 0.5 floor area ratio (FAR) or 45,966 square feet.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'R. Trias', with a large, sweeping flourish at the end.

Ramon Trias, PhD, AIA, AICP, LEED AP
Assistant Director of Development Services
for Planning
City of Coral Gables, Florida