

CITY OF CORAL GABLES
- MEMORANDUM -

Site Information

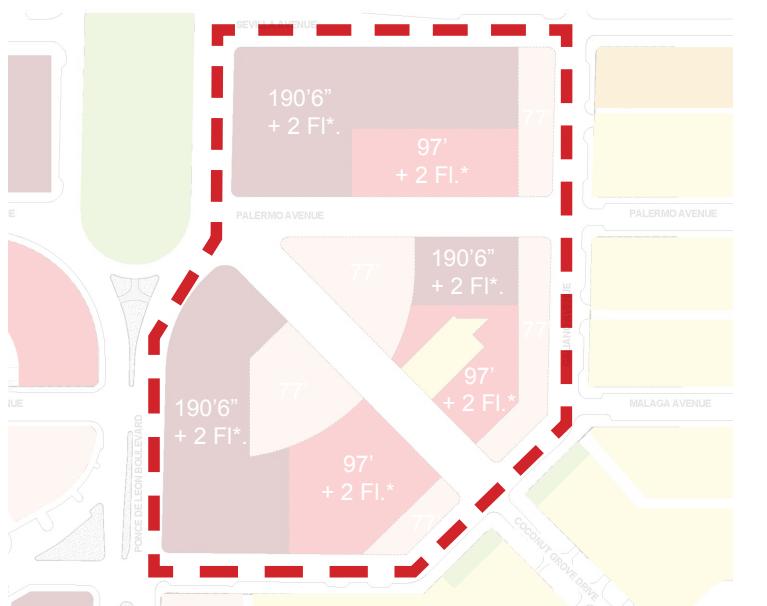
The Mediterranean Village Planned Area Development (PAD) project is a 6.7 acre mixed-use project near the Central Business District on the site of the approved 2007 Old Spanish Village project.

FAR	4.375 FAR (1,280,974 sf)
Height	<p>Low Rise</p> <ul style="list-style-type: none"> • Townhouses: 36' • Gym and Ballroom Podium: 70' <p>Mid Rise</p> <ul style="list-style-type: none"> • Residential Amenity Podium: 80' • Cinema Podium: 116' <p>High Rise</p> <ul style="list-style-type: none"> • 3 Residential Towers: 190'6" • Office Tower: 190'6" • Hotel Tower: 218'6"
Program	<p>229 Residential Units</p> <p>314,000 sf Office</p> <p>324,400 sf Restaurant, Service, Entertainment, and Retail</p> <p>184 Hotel Rooms</p>
Parking	2,710 spaces

Applicant's Request

- 1. Comprehensive Plan Map Amendment**
 - amending the locations of the Commercial Land Uses on site to allow site plan approval
- 2. Comprehensive Plan Text Amendment**
 - legislative changes that make possible unique characteristics of the project
 - As implemented through concurrent zoning code amendment, amendments will only affect the three City blocks where project is proposed
- 3. Mediterranean Village Form-Based PAD Regulations**
 - illustrative zoning overlay that regulates design, function, and performance of the project
 - location-specific urban design features such as towers, arcades, plazas, and stepbacks
 - enhanced architectural quality through carefully crafted Mediterranean design standards
 - emphasis on walkability and transit, with mandatory transit and streetscape improvements
- 4. Mediterranean Village PAD Site Plan**
 - retail, restaurant, entertainment, service, leisure, residential, hotel, and office space
 - enhances public space, streetscape, and scenic vistas in downtown
- 5. Alley Vacation**
 - 85' long portion of a 20' wide alley
- 6. Development Agreement**
 - ensures the high quality design, construction, and maintenance of project
 - memorializes public benefits provided as part of the project

Illustration of Legislative Amendments (Proposed Comprehensive Plan Map and Text Amendments)



Legend

Residential Single-Family Low Density (6 Units/Acre)	Commercial Low-Rise Intensity (50 Feet; 3.0 F.A.R.)
Residential Single-Family High Density (9 Units/Acre)	Commercial Mid-Rise Intensity (70 Feet; 3.0 F.A.R.)
Parks and Recreation	Commercial High-Rise Intensity (150 Feet; 3.0 F.A.R.)

Height Limit:

Refer to map. All heights further limited by the Mediterranean Village Form-Based PAD provisions and Planned Area Development Plan.

* Up to 2 extra floors permitted for rooftop public spaces, in approved locations.

Intensity Limit:

Controlled by Mediterranean Village Form-Based PAD provisions for Commercial Land Uses inside of a Mediterranean Village project.

Residential Use:

Permitted in Commercial Land Uses inside of a Mediterranean Village project according to the regulations of the Mediterranean Village Form-Based PAD provisions.



Illustration of Proposed Mediterranean Village PAD Site Plan



Recommendation

Approval with Conditions*

* see *Staff Report for complete analysis and Conditions of Approval*