

CITY OF CORAL GABLES
- MEMORANDUM -

TO: Planning and Zoning Board
FROM: Ramon Trias AIA AICP LEED AP
Director of Planning and Zoning

DATE: February 11, 2015
SUBJECT: Mediterranean Village
Executive Summary

Site Information

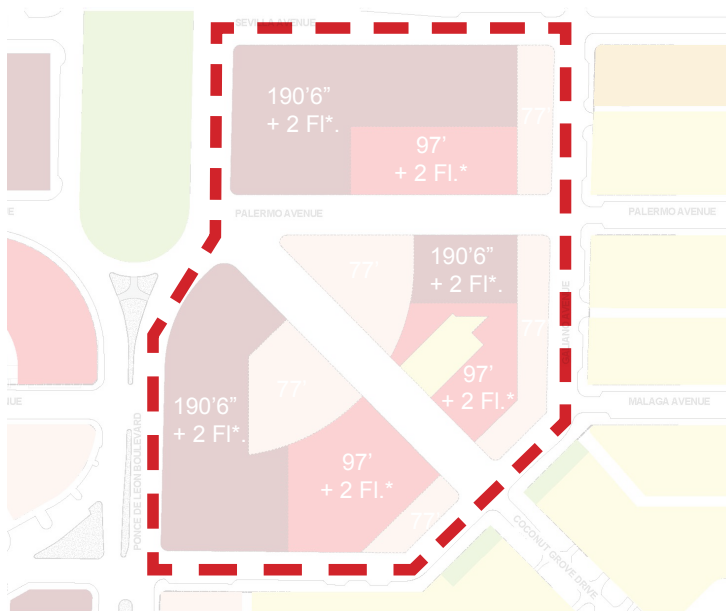
The Mediterranean Village Planned Area Development (PAD) project is a 6.7 acre mixed-use project near the Central Business District on the site of the approved 2007 Old Spanish Village project.

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