


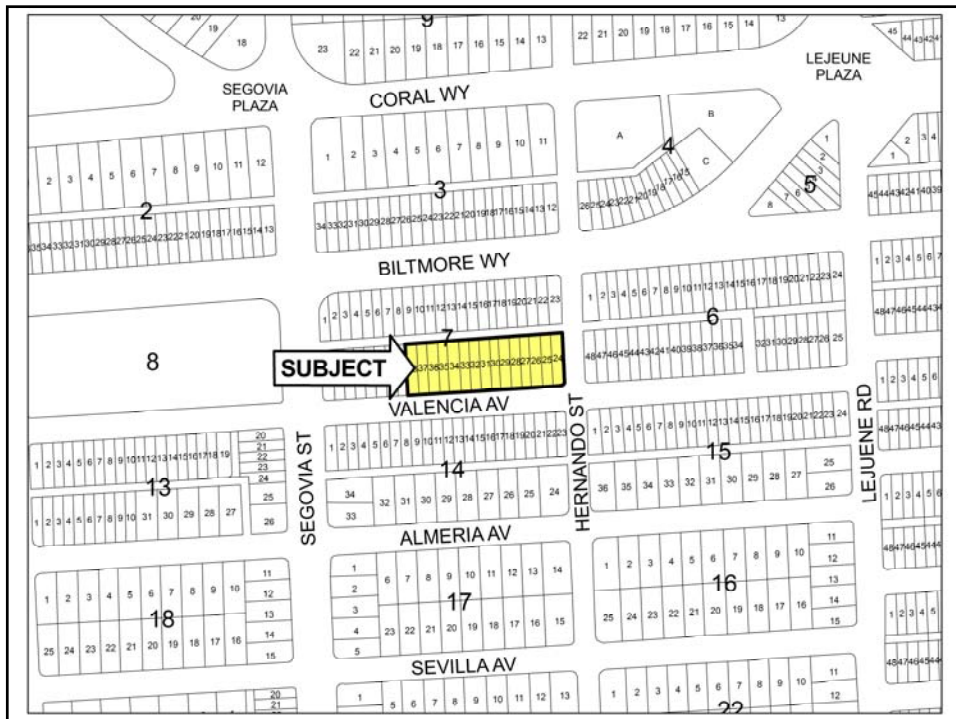
*515 Valencia  
(Villa Valencia)*

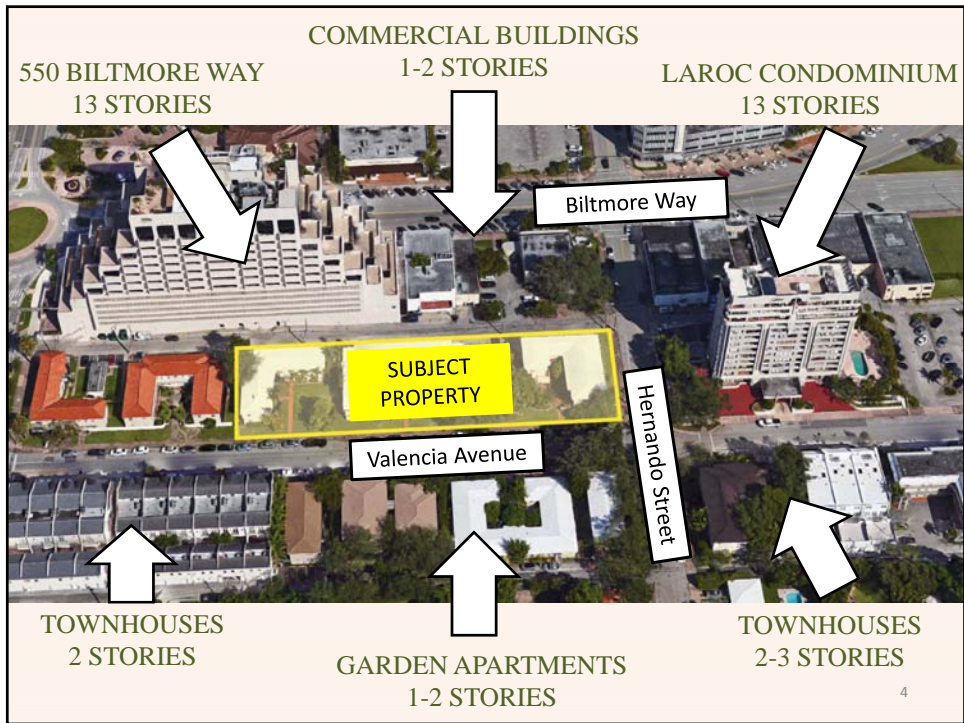
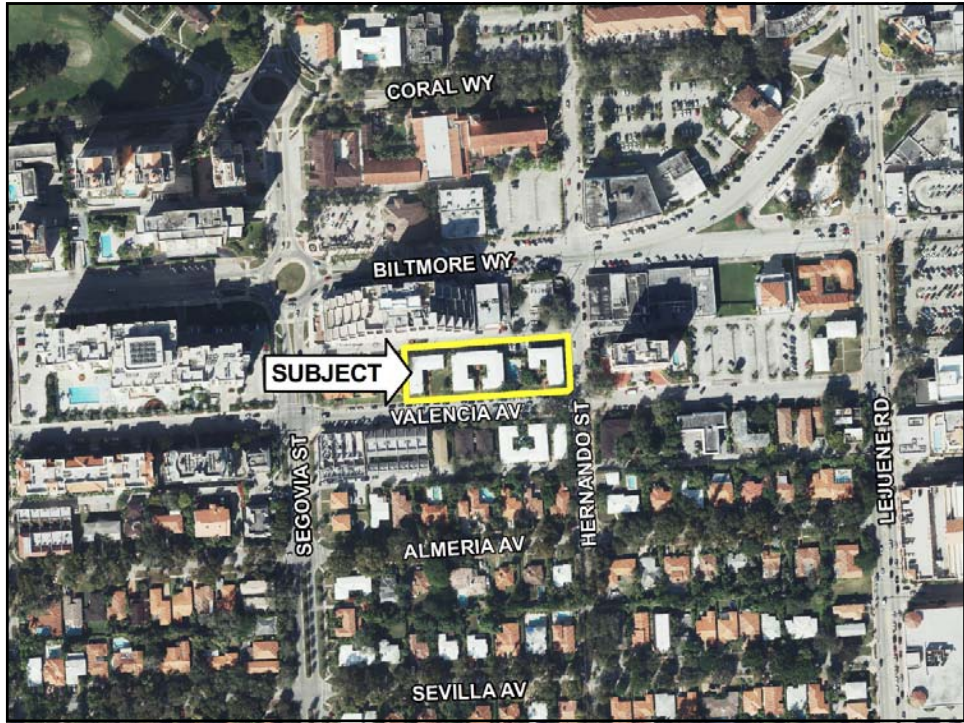
ZONING CODE TEXT AMENDMENT  
PLANNED AREA DEVELOPMENT  
515 VALENCIA AVENUE

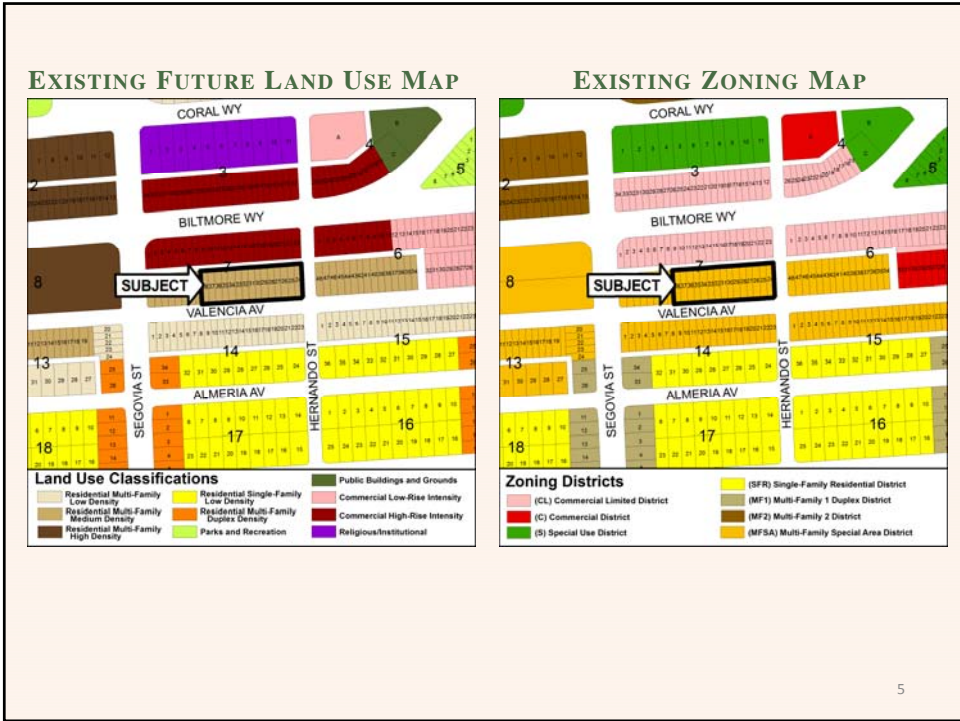
CITY COMMISSION  
JANUARY 10, 2017



RESIDENCES







**REQUEST #1:**  
**ZONING CODE TEXT AMENDMENT**

**REQUEST #2:**  
**PLANNED AREA DEVELOPMENT**

## SITE PLAN UPDATES

- 10,000 SF PUBLIC OPEN SPACE
- DENSITY REDUCED FROM 103 TO 38 UNITS
- PARKING GARAGE SIZE REDUCED FROM 198 TO 89 SPACES
- UPDATED BUILDING MASSING AND ARCHITECTURAL DESIGN

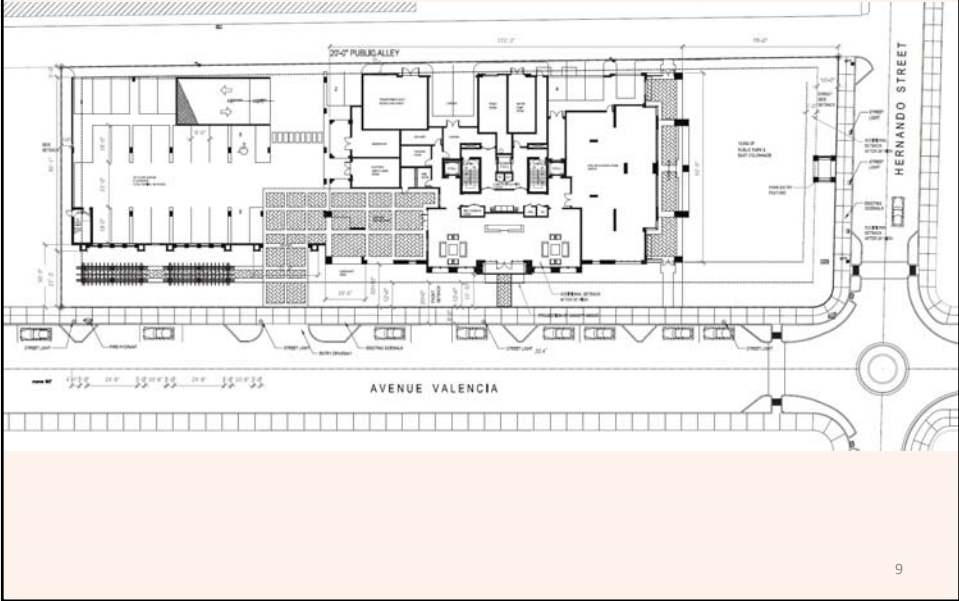
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## SITE PLAN – 01.13.16 PZB



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# SITE PLAN – 12.14.16 PZB



# VALENCIA ELEVATION – 01.13.16 PZB



## VALENCIA ELEVATION – 12.14.16 PZB



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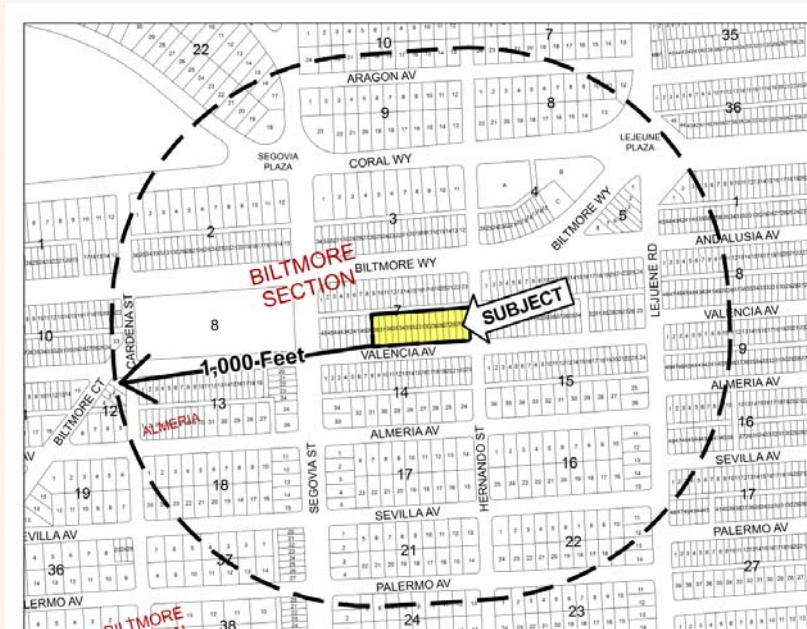
## REVIEW TIMELINE

<b>1</b>	<b>DEVELOPMENT REVIEW COMMITTEE: 07.25.14</b>
<b>2</b>	<b>BOARD OF ARCHITECTS: 11.03.16</b> PRELIMINARY DESIGN
<b>3</b>	<b>NEIGHBORHOOD MEETING: 11.28.16</b> ZONING CODE TEXT AMENDMENT, PLANNED AREA DEVELOPMENT
<b>4</b>	<b>PLANNING AND ZONING BOARD: 12.14.16</b> ZONING CODE TEXT AMENDMENT, PLANNED AREA DEVELOPMENT
<b>5</b>	<b>CITY COMMISSION 1<sup>ST</sup> READING: 01.10.17</b> ZONING CODE TEXT AMENDMENT, PLANNED AREA DEVELOPMENT

## STAFF REVIEW

DEPARTMENT	DRC 07.25.14	STAFF MEETINGS 05.16 & 12.16	COMMENTS PROVIDED?
HISTORICAL	X	X	YES
PARKING	X	X	YES
LANDSCAPE	X	X	YES
CONCURRENCY	X	X	YES
POLICE	X	X	YES
FIRE	X	X	YES
PUBLIC WORKS	X	X	YES
ZONING	X	X	YES
BOA	X	X	YES
PLANNING	X	X	YES
BUILDING	X	X	YES
ECONOMIC		X	YES

## LETTERS TO PROPERTY OWNERS (1,000 FT)



<b>PUBLIC NOTIFICATION</b>	
<b>2 TIMES</b>	<b>LETTERS TO PROPERTY OWNERS</b> NEIGHBORHOOD MEETING, DECEMBER 2016 PZB
<b>3 TIMES</b>	<b>PROPERTY POSTING</b> DRC, BOA, DECEMBER 2016 PZB
<b>4 TIMES</b>	<b>WEBSITE POSTING</b> DRC, BOA, DECEMBER 2016 PZB, JANUARY 2017 CC
<b>1 TIME</b>	<b>NEWSPAPER ADVERTISEMENT</b> DECEMBER 2016 PZB

**REQUEST #1: ZONING CODE TEXT AMENDMENT**

Section A-12 – Biltmore Section

\* \* \*

G. Floor Area Ratio (FAR)

1. Maximum floor area ratio (FAR) for buildings located on the following described property shall be 3.0:
  - a. Lots 24-38 of Block 7



## REQUEST #1: ZONING CODE TEXT AMENDMENT

FINDINGS OF FACT: (SEE STAFF REPORT FOR FURTHER ANALYSIS)

STANDARD	STAFF EVALUATION
PROMOTES THE PUBLIC HEALTH, SAFETY, AND WELFARE.	COMPLIES.
DOES NOT PERMIT USES THE COMPREHENSIVE PLAN PROHIBITS IN THE AREA AFFECTED BY THE DISTRICT BOUNDARY CHANGE OR TEXT AMENDMENT.	COMPLIES.
DOES NOT ALLOW DENSITIES OR INTENSITIES IN EXCESS OF THE DENSITIES AND INTENSITIES WHICH ARE PERMITTED BY THE FUTURE LAND USE CATEGORIES OF THE AFFECTED PROPERTY.	COMPLIES.
WILL NOT CAUSE A DECLINE IN THE LEVEL OF SERVICE FOR PUBLIC INFRASTRUCTURE WHICH IS THE SUBJECT OF A CONCURRENCY REQUIREMENT TO A LEVEL OF SERVICE WHICH IS LESS THAN THE MINIMUM REQUIREMENTS OF THE COMPREHENSIVE PLAN.	COMPLIES.
DOES NOT DIRECTLY CONFLICT WITH AN OBJECTIVE OR POLICY OF THE COMPREHENSIVE PLAN.	COMPLIES.

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## REQUEST #1: ZONING CODE TEXT AMENDMENT

### STAFF RECOMMENDATION:

STAFF RECOMMENDS APPROVAL OF THE PROPOSED ZONING CODE TEXT AMENDMENT.

THE STANDARDS IDENTIFIED IN SECTION 3-1405 FOR THE PROPOSED ZONING CODE TEXT AMENDMENT ARE SATISFIED. THE PROPOSED PROJECT IS CONSISTENT WITH THE GOALS, OBJECTIVES AND POLICIES IN THE CITY'S COMPREHENSIVE PLAN.

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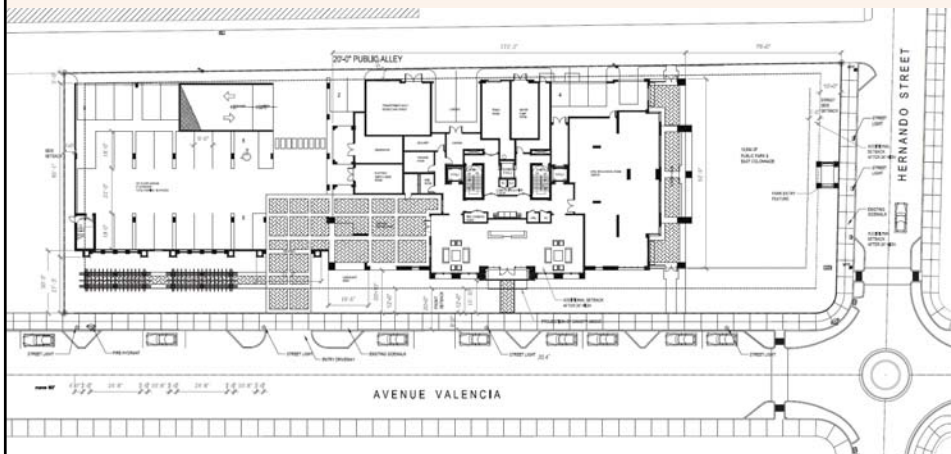
## REQUEST #1: ZONING CODE TEXT AMENDMENT

### PLANNING AND ZONING BOARD RECOMMENDATION:

THE PLANNING AND ZONING BOARD AT THEIR MEETING ON DECEMBER 14, 2016 RECOMMENDED APPROVAL (VOTE: 6-0) OF THE PROPOSED ZONING CODE TEXT AMENDMENT.

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## REQUEST #2: PLANNED AREA DEVELOPMENT



**SITE AREA: 1.04 ACRES (45,229 SF)**  
**FAR: 2.97 FAR (134,545 SF)**  
**PROGRAM: 38 UNITS**  
**PARKING: 89 SPACES**

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## REQUEST #2: PLANNED AREA DEVELOPMENT



### HEIGHT:

44' PARKING GARAGE  
131' TOWER  
147' ROOFTOP ARCHITECTURAL FEATURE

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## REQUEST #2: PLANNED AREA DEVELOPMENT

### STAFF RECOMMENDATION:

STAFF RECOMMENDS APPROVAL WITH CONDITIONS OF THE PROPOSED PLANNED AREA DEVELOPMENT.

THE STANDARDS IDENTIFIED IN SECTION 3-503 FOR THE PROPOSED PLANNED AREA DEVELOPMENT ARE SATISFIED. THE PROPOSED PROJECT IS CONSISTENT WITH THE GOALS, OBJECTIVES AND POLICIES OF THE CITY'S COMPREHENSIVE PLAN.

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## **REQUEST #2: PLANNED AREA DEVELOPMENT**

### **PLANNING AND ZONING BOARD** **RECOMMENDATION:**

THE PLANNING AND ZONING BOARD AT THEIR MEETING ON DECEMBER 14, 2016 RECOMMENDED **APPROVAL** (VOTE: 6-0) WITH CONDITIONS OF THE PROPOSED PLANNED AREA DEVELOPMENT.

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### **CONDITIONS OF APPROVAL:**

1. CONSTRUCTION OF THE PROPOSED PROJECT SHALL BE IN SUBSTANTIAL CONFORMANCE WITH THE APPLICATION SUBMITTAL.
2. A RESTRICTIVE COVENANT WILL BE REQUIRED.
3. TRAFFIC STUDY ISSUES SHALL BE RESOLVED.
4. COMMISSION APPROVAL REQUIRED FOR ROW ENCROACHMENTS.
5. LANDSCAPE AND STREETScape DESIGN REQUIRE STAFF APPROVAL.
6. INCORPORATE BIKE LANES ON VALENCIA AVENUE.
7. INCORPORATE FPL "CORAL GABLES" STREET LIGHT.
8. INCORPORATE SILVA CELL PLANTERS.
9. RECESS WINDOWS AND GARAGE SCREENS 4 INCHES.
10. INCORPORATE RECYCLING FACILITIES.

## CONDITIONS OF APPROVAL:

11. IMPLEMENT RESIDENTIAL PERMIT PARKING ZONE.
12. PROVIDE GUEST PARKING ON SITE.
13. REIMBURSE CITY FOR LOSS OF ON-STREET PARKING.
14. PROVIDE BICYCLE PARKING.
15. PROVIDE ELECTRIC VEHICLE CHARGING STATIONS.
16. PROVIDE CONSTRUCTION CONTACT INFORMATION AND STREET CLOSURE INFORMATION TO NEIGHBORS.
17. OBTAIN A PERMIT FOR STORMWATER DISCHARGE.
18. COMPLY WITH ART IN PUBLIC PLACES.
19. OBTAIN FINAL APPROVAL FOR PUBLIC REALM IMPROVEMENTS.
20. UPGRADE SEWER CAPACITY.
21. UNDERGROUND ALL OVERHEAD UTILITIES.
22. OBTAINS LEED CERTIFICATION.
23. PROVIDE A PUBLICLY ACCESSIBLE OPEN SPACE EASEMENT FOR PUBLIC PARK.



## *515 Valencia (Villa Valencia)*

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PLANNED AREA DEVELOPMENT  
515 VALENCIA AVENUE

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