



**City of Coral Gables
CITY COMMISSION MEETING
October 28, 2014**

E-5&E-6

ITEM TITLE:

Ordinances on First Reading. Change of Land Use and Change of Zoning.

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 Lots 11-16, Block 203, Riviera Section Part 14 (1500 Venera Avenue), Coral Gables, Florida; and providing for severability, repealer and an effective date.
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 Lots 11-16, Block 203, Riviera Section Part 14 (1500 Venera Avenue), Coral Gables, Florida; and providing for severability, repealer and an effective date.

Resolution. Mixed Use Site Plan Review. The following resolution for mixed use site plan review is provided for reference, and not for consideration at this time. This resolution shall be included with the above ordinances on Second Reading, if the ordinances are approved on First Reading:

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 "Shoma Park Tower" on the property legally described as Lots 11-16, Block 203, Riviera Section Part 14 (1500 Venera Avenue), Coral Gables, Florida; including required conditions; providing for an effective date.

DEPARTMENT HEAD RECOMMENDATION:

Approval.

PLANNING AND ZONING BOARD RECOMMENDATION:

The Planning and Zoning Board at their 10.08.14 meeting recommended approval of the change of land use (vote: 6-1), change of zoning (vote: 7-0) and the mixed use site plan (vote: 6-1) with conditions.

BRIEF HISTORY:

The request is for change of land use, change of zoning and mixed use site plan review for a mixed use project referred to as "Shoma Park Tower". The Planning and Zoning Board at their 10.08.14 meeting recommended approval of all three requests with Staff's recommended conditions of approval with one additional condition. That additional condition as proffered by the Applicant is as follows, and has been included in the draft mixed use site plan Resolution:

"Applicant agrees, subject to the consent and cooperation of the neighboring property owner(s) at 6705 Red Road, to consolidate the pedestrian walkway it is proposing for the western end of

its property with the existing pedestrian walkway located at the eastern end of the property at 6705 Red Road with all improvements being installed, and work done, at Applicant's expense. If such consolidated walkway is not feasible, then the Applicant agrees to provide a 5 foot wide pedestrian walkway at the western end of its property."

This property is located within the Red Road/Sunset Road commercial district, one (1) block east of Red Road and three (3) blocks north of Sunset Road. Riviera Park is located across Yumuri Street to the east. The site is 0.7 acres (29,802 sq. ft.) in size and has "Residential Multi-Family Medium Density" land use and Multi-Family 2 District (MF2) zoning designations. The property is bounded by Venera Avenue (north), a three (3) story residential multi-family condominium complex (south), Yumuri Street (east) and a mid-rise commercial Whole Foods/office building (west). Currently, a two (2) story residential multi-family building occupies this site.

The proposed mixed use project consists of a nine (9) story/97'-0" mixed use project containing 104,300 sq. ft. and 65 residential units consisting of 16 one-bedroom, 21 two-bedroom and 28 three-bedroom units. The building's ground floor uses consists of retail use (3,995 sq. ft.), office and lobby uses (2,733 sq. ft.), a café (1,500 sq. ft.) and a commercial fitness center/gym (2,100 sq. ft.). There are 175 parking spaces proposed on two (2) garage levels above the ground floor. Mixed use projects are a conditional use, which requires site plan review at public hearings.

Mixed use projects require commercial land use and zoning designations. Requests have been included with this Application to change the land use of the property from "Residential Multi-Family Medium Density" to "Commercial Mid-Rise Intensity" and the zoning from Multi-Family 2 District (MF2) to Commercial District (C), which are the appropriate commercial designations for this proposed mixed use project.

The draft Ordinances for change of land use and change of zoning are being presented at this time for consideration by the City Commission on First Reading (Exhibits A and B, respectively). The draft Resolution for mixed use site plan review is being provided for reference (Exhibit C). The Resolution for mixed use site plan review will be included with the Second Reading of the Ordinances, if they are approved on First Reading.

Staff's report and recommendation with attachments is provided as Exhibit D, and the comments and issues discussed by the Board at the meeting are presented in the meeting minutes provided in Exhibit E.

The Applicant is in agreement with the recommended conditions of approval.

LEGISLATIVE ACTION:

Date:	Resolution/Ordinance No.	Comments
N/A		

OTHER ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):

Date	Board/Committee	Comments (if any)
10.08.14	Planning and Zoning Board/Local Planning Agency	Recommended approval of change of land use (vote: 6-1), change of zoning (vote: 7-0) and the mixed use site plan (vote: 6-1) with conditions.

PUBLIC NOTIFICATION(S):

Date	Form of Notification
09.23.14	Courtesy notification mailed to all property owners within 1,000 feet of the boundary of the subject property.
09.23.14	Posted property.
09.23.14	Legal advertisement.
10.03.14	Post agenda at City Hall.
10.03.14	Posted agenda, staff report, legal notice and all attachments on City web page.
10.17.14	Legal advertisement with map.

APPROVED BY:

Department Director	City Attorney	City Manager
		

EXHIBIT(S):

- A. Draft Ordinance – Change of land use.
- B. Draft Ordinance – Change of zoning.
- C. Draft Resolution – Mixed use site plan review.
- D. 10.08.14 Staff report and recommendation with attachments.
- E. 10.08.14 Excerpts of Planning and Zoning Board Meeting Minutes with written comments received and documents submitted at the public hearing attached.
- F. PowerPoint presentation.