

**City of Coral Gables**  
**CITY COMMISSION MEETING**  
**January 10, 2017**

**ITEM TITLE:**

**Ordinances on First Reading. Zoning Code Text Amendment and Planned Area Development.**

1. An Ordinance of the City Commission of Coral Gables, Florida providing for a text amendment to the City of Coral Gables Official Zoning Code, Appendix A, "Site Specific Zoning Regulations", Section A-12, "Biltmore Section" adding site specific provisions increasing the maximum permitted floor area ratio for the property legally described as Lots 24-38, Block 7, Biltmore Section; providing for repealer provision, severability clause, codification, and providing for an effective date.
2. An Ordinance of the City Commission of Coral Gables, Florida requesting review of a Planned Area Development (PAD) pursuant to Zoning Code Article 3, "Development Review," Division 5, "Planned Area Development (PAD)," for the proposed project referred to as "515 Valencia" on the property legally described as Lots 24-38, Block 7, Biltmore Section (501 - 525 Valencia Avenue), Coral Gables, Florida; including required conditions; providing for a repealer provision, providing for a severability clause, and providing for an effective date.

Approval of the requests will allow a 38-unit multi-family structure on 1.04 acres of land proposed with a Floor Area Ratio of 3.0 within a 12-story building with 89 parking spaces. The project is located at 501 – 525 Valencia Avenue that also includes an approximately 10,954 square foot publicly accessible park that will be maintained by the applicant.

**DEPARTMENT HEAD RECOMMENDATION:**

Approval with conditions.

**PLANNING AND ZONING BOARD RECOMMENDATION:**

The Planning and Zoning Board at their 12.14.16 meeting recommended approval of the Zoning Code Text Amendment (vote: 6-0) and the Planned Area Development (vote: 6-0) with conditions.

**BRIEF HISTORY:**

**Project Summary**

515 Valencia is located in a transitional multi-family residential area between higher-intensity downtown Coral Gables to the north and single-family neighborhoods to the south. The proposed multi-family residential building includes 38 apartment units, ranging from three to five bedrooms. At the ground level, at the corner of Valencia Avenue and Hernando Street, the applicant has proffered a 10,954 square foot open space for the benefit of the neighborhood. The design of the park, which is conditioned upon a public access easement, is not final and staff has included a stipulation that the applicant work with area residents on its final design prior to building permit issuance.

<b>Site Area</b>	1.04 acres (45,229 sf)
<b>FAR</b>	3.0 FAR (135,687 sf)
<b>Height</b>	12 Floors <ul style="list-style-type: none"> <li>• 44'8" West Parking Podium</li> <li>• 131'4" Apartment Tower</li> <li>• 147' 5" Rooftop Architectural Feature</li> </ul>
<b>Program</b>	38 apartment units <ul style="list-style-type: none"> <li>• 3 three-bedroom units (approximately 2,600 sf)</li> <li>• 29 four-bedroom units (approximately 3,060 sf)</li> <li>• 4 five-bedroom units (approximately 3,420 sf)</li> <li>• 2 five-bedroom penthouse units (4,404 sf)</li> </ul>
<b>Parking</b>	89 spaces (86 spaces required)

### **Project History**

The original proposal by the applicant included 103 residential units with a maximum height of 150 feet and a 3.0 FAR. After meeting several times with neighbors and Planning and Zoning Board for the past two years, the applicant revised the proposal to address their concerns by reducing the amount of residential units to 38 and providing a publicly accessible 10,954 square foot open space area located at the corner of Hernando Street and Valencia Avenue.

### **Review Process**

1. 07.25.14 Development Review Committee
2. 10.09.14 Board of Architects
3. 11.07.14 Board of Architects
4. 03.24.15 Neighborhood Meeting
5. 04.30.15 Neighborhood Meeting
6. 09.09.15 Planning and Zoning Board
7. 01.13.16 Planning and Zoning Board
8. 02.10.16 Planning and Zoning Board
9. 03.09.16 Planning and Zoning Board
10. 04.13.16 Planning and Zoning Board
11. 05.11.16 Planning and Zoning Board
12. 06.08.16 Planning and Zoning Board
13. 10.27.16 Board of Architects
14. 11.28.16 Neighborhood Meeting
15. 12.14.16 Planning and Zoning Board
16. 01.10.17 City Commission 1<sup>st</sup> Reading

### **Planning and Zoning Board Recommendation**

The Planning and Zoning Board at their 12.14.16 meeting recommended and discussed the following:

1. Zoning Code Text Amendment: Recommended approval, 6-0.
2. Planned Area Development (PAD): Recommended approval with staff's conditions, 6-0.

The motion to approve included all staff conditions provided in the staff report (see Exhibit C). No public opposition to the proposal was expressed at the Planning and Zoning Board meeting. There were four (4) public speakers at the meeting and they all expressed their support for the project.

**Recommendation**

Staff recommends Approval of this Request along with the following key conditions. A full set of all Conditions of Approval are included within the PAD draft Ordinance provided as Exhibit B.

- Landscape and pedestrian lighting shall be provided along the alleyway on the north side of the building.
- Clearly marked pedestrian connections shall be provided through the parking garage from Valencia Avenue to the alley, and at the pedestrian walkway from the trellis on Valencia Avenue.
- The gates on the north and south ends of the arcade facing the public park space shall be removed. These access points shall be designed to be open and inviting to the public.
- Prior to applying for a permit the applicant shall work with neighborhood representatives on the final design of the publicly accessible park.
- Entrances to the public park must be realigned in a manner that takes into consideration pedestrian circulation and access from adjacent rights-of-way.
- Incorporate recommended improvements from the 2014 Coral Gables Bicycle / Pedestrian Plan, including but not limited to bike lanes along Valencia Avenue, subject to the approval of the Public Works Director.
- Pay for and install parking regulatory signage for an evening Residential Permit Zone and paid week-day parking on the 500 Block of Valencia as determined by the City. The evening Residential Zone may be extended to the 400 Block of Valencia at the City’s discretion.
- Provide bicycle parking for the project: a minimum of thirty-eight (38) secure, covered bicycle parking spaces for residents, and a minimum of five (5) on-street bicycle rack spaces for visitors.
- Publicly Accessible Open Spaces Easement. Execute and record a Publicly Accessible Open Spaces Easement Agreement between the City and the Owner for the 10,954 square foot open space at the intersection of Hernando Street and Valencia Avenue. The Easement Agreement shall include the following:
  - The open space shall be accessible to the public from dawn to dusk, daily. Any doors or gates, if proposed, that physically separate the open space from the public right-of-way shall be open and unlocked during these hours.
  - The open space shall be maintained by the applicant or their successor in perpetuity, at a standard comparable to City parks such as Ingraham Park or Merrick Park.

**LEGISLATIVE ACTION:**

Date:	Resolution/Ordinance No.	Comments
N/A		

**OTHER ADVISORY BOARD/COMMITTEE RECOMMENDATIONS:**

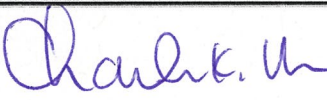

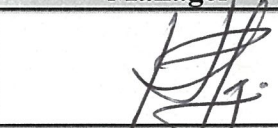
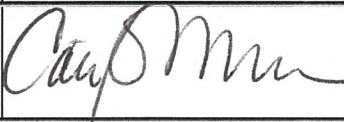
Date	Board/Committee	Comments (if any)
10.27.16	Board of Architects	Preliminary approval (vote: 3 members in agreement).
12.14.16	Planning and Zoning Board	Recommended approval of Zoning Code text

		amendment (vote: 6-0) and Planned Area Development (vote: 6-0) with conditions.
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**PUBLIC NOTIFICATIONS:**

Date	Form of Notification
12.02.16	Planning and Zoning Board agenda posted at City Hall and on City web page.
12.02.16	Planning and Zoning Board legal advertisement.
12.09.16	Planning and Zoning Board staff report, legal notice and all attachments posted on City web page.
01.06.17	City Commission meeting agenda posted on City web page.

**APPROVED BY:**

Interim Department Director	City Attorney	Assistant City Manager	City Manager
			

**EXHIBITS:**

- A. Draft Ordinance – Zoning Code Text Amendment.
- B. Draft Ordinance – Planned Area Development.
- C. 12.14.16 Staff report and recommendation with attachments.
- D. Excerpts of 12.14.16 Planning and Zoning Board Meeting Minutes.
- E. PowerPoint presentation.