



**City of Coral Gables
CITY COMMISSION MEETING
March 23, 2010**

E-3/E-5

ITEM TITLE:

Ordinances on First Reading. Consideration of Application No. 07-09-088-P, consisting of the following three (3) items:

1. **Change of Land Use.** An Ordinance of the City Commission of Coral Gables amending the Future Land Use Map of the Coral Gables Comprehensive Plan pursuant to small scale amendment procedures subject to ss. 163.3187, Florida Statutes, from "Residential Use (Multi Family) Low Density" to "Commercial Use, Low-Rise Intensity" for a 0.59 acre parcel, legally described as Lots 17-19, Block 92, Riviera Section Part 2 (5100-5118 Riviera Drive), Coral Gables, Florida; providing for a repealer provision, a savings clause, and a severability clause, and providing for an effective date (see Exhibit A).
2. **Change of Zoning.** An Ordinance of the City Commission of Coral Gables approving a change of zoning from Multi-Family 2 District (MF2) to Commercial Limited (CL) for a 0.59 acre parcel, legally described as Lots 17-19, Block 92, Riviera Section Part 2 (5100-5118 Riviera Drive), Coral Gables, Florida; providing for a repealer provision, a savings clause, and a severability clause, and providing for an effective date (see Exhibit B).
3. **Site Plan Review.** An Ordinance of the City Commission of Coral Gables granting site plan approval for the construction of a 3 story/45' high, 14,590 sq. ft. commercial office building on the property legally described as Lots 17-19, Block 92, Riviera Section Part 2 (5100-5118 Riviera Drive), Coral Gables, Florida; and including required conditions; providing for a repealer provision, a savings clause, and a severability clause, and providing for an effective date (see Exhibit C).

RECOMMENDATION OF THE CITY MANAGER:

Approval.

PLANNING DEPARTMENT RECOMMENDATION:

The Department recommends approval of the three (3) applications referenced above to permit the construction of a proposed 3 story/45' high, 14,590 sq. ft. commercial office building.

PLANNING AND ZONING BOARD RECOMMENDATION:

The Local Planning Agency/Planning and Zoning Board at their 03.10.10 meeting recommended approval of the change of land use (vote: 7-0), change in zoning (vote: 6-1) and site plan (vote: 6-1) subject to Staff's conditions of approval. During the Board's deliberations, the Board added three (3) conditions:

1. Medical offices and clinics shall not be permitted on the subject property for this proposal or any future proposals. (This limitation will be included within the Restrictive Covenant).
2. The trees along the east property line shall be a minimum height of twenty-five (25) feet at time of installation.
3. Parking spaces 26 and 27 on the proposed site plan shall be reconfigured to provide additional landscape buffer, subject to review and approval by the Public Service Director. No loss of parking shall be permitted.

The applicant agreed on the record to all of Staff's conditions as well as the Board's additional conditions.

BRIEF HISTORY:

The proposal is to permit the construction of a 3 story/45' high, 14,590 sq.ft. commercial office building. The applicant proposes a significantly smaller project (i.e., FAR, height, etc.) than could be constructed on the site. The proposal satisfies all applicable Comprehensive Plan and Zoning Code requirements and the applicant has requested no variances and no mediterranean height/density bonuses. A comparison of the proposal per the current and proposed land use and zoning classifications is as follows:

<i>Category</i>	<i>Permitted pursuant to existing Multifamily-Low Density land use and MF2 zoning</i>	<i>Permitted per proposed Commercial-Low-Rise land use and CL zoning</i>	<i>Applicant's proposal</i>
FAR/square feet - with Med bonus	1.4 FAR/36,428 sq.ft. N/A	3.0 FAR/78,060 sq.ft. 3.5 FAR/91,070 sq.ft.	0.56 FAR/14,590 sq.ft. None requested
Height - stories/feet - with Med. bonus - with 25' arch. features	4 stories/50 feet 6 stories/77 feet 6 stories/102 feet	4 stories/50 feet 6 stories/77 feet 6 stories/102 feet	3 stories/45 feet None requested None requested
Residential units - with Med. bonus	12 multi-family units 15 multi-family units	N/A N/A	N/A N/A

A detailed description of the proposed project, Staff's Findings of Facts and background information is provided within the following Exhibits:

D. 03.10.10 Planning Department Staff report

E. 03.10.10 Planning and Zoning Board meeting minutes with items entered into the record.

F. Public comments.

G. 03.23.10 City Commission PowerPoint Presentation.

LEGISLATIVE ACTION:

Date:	Resolution/Ordinance No.	Comments

OTHER ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):

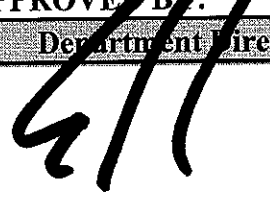
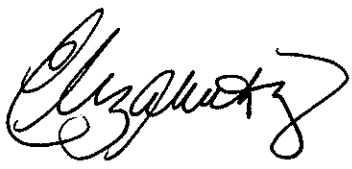

Date	Board/Committee	Comments (if any)
03.10.10	Local Planning Agency/Planning and Zoning Board	Approval - change of land use (vote: 7-0), change in zoning (vote: 6-1) and site plan (vote: 6-1).

PUBLIC NOTIFICATION(S):

Date	Form of Notification
02.05.10	Courtesy notification mailed to all property owners within 1,000 feet of the subject property.
02.19.10	Published Planning and Zoning Board Meeting Agenda in newspaper.

03.19.10	Posted City Commission memo and all attachments on City web page.
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APPROVED BY:

Department Director	City Attorney (If Applicable)	City Manager
 Eric Riel, Jr. Planning Director		

EXHIBIT(S):

- A. Ordinance – Change of land use.
- B. Ordinance – Change of zoning.
- C. Ordinance – Site plan review.
- D. 03.10.10 Planning Department Staff report
- E. 03.10.10 Planning and Zoning Board meeting minutes with items entered into the record.
- F. Public comments.
- G. 03.23.10 City Commission PowerPoint Presentation.

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