



**City of Coral Gables
CITY COMMISSION MEETING
May 22, 2018**

ITEM TITLE:

Ordinances on Second Reading. Comprehensive Plan Map Amendment and Zoning Code Map Amendment.

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 17 thru 24, Block 203, Coral Gables Riviera Section 14 (1515 San Remo 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 17 thru 24, Block 203, Coral Gables Riviera Section 14 (1515 San Remo Avenue), Coral Gables, Florida; and providing for severability, repealer and an effective date.

Resolution. Mixed Use Site Plan Review.

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 "Venera" on the property legally described as Lots 11 thru 25, Block 203, Coral Gables Riviera Section 14 (1500 Venera Avenue, 1515 San Remo Avenue, and 1537 San Remo Avenue), Coral Gables, Florida; including required conditions; providing for an effective date.

DEPARTMENT HEAD RECOMMENDATION:

Approval with conditions.

BRIEF HISTORY:

Project Summary

After the Commission deferred the project at the April 24, 2018, meeting on Second Reading, the project was deferred again on May 8 to the May 22 Commission meeting, and requested the Applicant to further reduce the scale of the proposed project.

On October 11, 2017 the Planning and Zoning Board reviewed and approved the mixed-use project referred to as "Venera" on the property legally described as Lots 11 thru 24, Block 203, Coral Gables Riviera Section 14 (1500 Venera Avenue and 1515 San Remo Avenue).

The Planning and Zoning Board, at their 10.11.17 meeting discussed and recommended the following:

1. Comprehensive Plan Map Amendment: Recommended approval, 5-0.
2. Zoning Map Amendment: Recommended approval, 5-0.
3. Mixed-Use Site Plan: Recommended approval with staff's condition, 5-0.

The motion to approve the Mixed-Use Site Plan included Staff's conditions, as well as additional conditions, such as to improve the streetscape on both sides of the streets; proffer a total of \$125,000 for a master plan process; and to adjust the design of the ground floor to increase retail frontage along the sidewalk by the loading area.

After the October PZB meeting, the Applicant came to an agreement with the neighboring property owner at 1537 San Remo Avenue. The result of the agreement includes the purchase of the 1537 San Remo property of approximately 5,200 square feet. The proposed site plan was updated to include 1537 San Remo property, incorporated into the overall project and proposes to be a second and smaller mostly residential building. All required parking, generator, and loading area, etc. are accommodated in the larger building.

The project, with the additional parcel (1537 San Remo) was presented to the Commission on February 13, 2018. The Commission voted approval and requested that PZB review the project with the additional parcel. In addition, the Commission expressed concerns with the size of the project. There was discussion but no consensus on acceptable or preferred FAR, density, heights, and number of units.

The project was revised to reduce the number of proposed residential units and retail space by converting the fourteen (14) residential units of the smaller building at 1537 San Remo Avenue to office space of approximately 15,363 sq. ft. and the revised mixed-use site plan, (Exhibit A) was presented to the PZB for review and recommendation on March 14, 2018. The PZB unanimously recommended approval with conditions.

Below is a summary of changes and approval process of the project.

	Submittal I	Submittal II	Submittal III	Submittal IV
Total site area	72,374 sq. ft. (1.66 acres)	77,612 sq. ft. (1.78 acres)	77,612 sq. ft. (1.78 acres)	77,612 sq. ft. (1.78 acres)
Total project area	252,154 sq. ft.	270,281 sq. ft.	270,281 sq. ft.	270,281 sq. ft.
FAR	3.48	3.5	3.48	3.34
Height	97 ft./9 stories	97 ft./9 stories	97 ft./9 stories	97 ft./9 stories
Residential Density	106 units/acre	106 units/acre	93 units/acre	84 units/acre
Residential Units	175 units	189 units	165 units	150 units
Commercial Space (ground floor)	31,741 sq. ft.	31,741 sq. ft.	20,009 sq. ft.	21,000 sq. ft.
Office Space (on 1537 San Remo Avenue)	-	-	15,363 sq. ft.	15,363 sq. ft.
Parking Spaces	356 spaces	356 spaces	356 spaces	356 spaces
PZB Review Date	10/11/2017		03/14/2018	
Commission Consideration Date		02/13/2018 First Reading	04/24/2018 05/08/2018 Second Reading	05/22/2018 Second Reading

The site is a total of 1.78 acres (77,573 sq. ft.) in size. Currently, some portions of the site are zoned Commercial and other portions are zoned Multi-Family. All existing structures would be demolished to allow for the construction of the mixed use project. The proposed project reflects a unified development concept for all existing parcels. The concept proposes a mixed-use project with emphasis on public space and commercial activity at the ground level.

The northern portion, lots 11 thru 16 and roughly 0.7 acres (29,900 sq. ft.) in size (1500 Venera Avenue), currently has a two-story office building and with “Commercial Mid-Rise Intensity” land use and Commercial District (C) zoning designations.

The southern portion has two distinct areas. Lots 17 thru 24 and approximately 1 acre (42,474 sq. ft.) in size (1515 San Remo Avenue) are currently occupied by the Villa San Remo Condominium and has “Residential Multi-Family Medium Density” land use and Multi-Family 2 District (MF2) zoning designations. Lot 15 and roughly 0.12 (5,200 sq. ft.) in size (1537 San Remo Avenue), is currently occupied by a one-story office building and will be acquired upon approval of the mixed-use site plan. The parcel has “Commercial Low-Rise Intensity” land use and Commercial District (C) zoning designations.

The current project includes:

1. Approximately 1.78 acre site
2. Total project area of 270, 281 square feet
3. Maximum habitable building height of 97’
4. 150 residential units
5. 356 parking spaces
6. 21,000 square feet of ground-floor retail space
7. 15,363 square feet of office space (on 1537 San Remo Avenue)
8. 14,699 square feet of ground-floor open air space

Public Benefits:

1. Streetscape improvement: street trees along Yumuri Street, Venera and San Remo Avenues
2. Pedestrian plaza fronting Yumuri Street
3. Paseo with retail connecting Venera Avenue and San Remo Avenue
4. Intersection improvements: Madruga & Red Road, and Venera & Madruga

Review Process

1. 09.30.16 Development Review Committee
2. 08.22.17 Neighborhood Meeting
3. 05.25.17 Board of Architects
4. 10.11.17 Planning and Zoning Board
5. 02.13.18 City Commission 1st Reading
6. 03.14.18 Planning and Zoning Board
7. 04.24.18 City Commission 2nd Reading
8. 05.08.18 City Commission 2nd Reading

Recommendation

Staff recommends approval of this request with conditions. The full set of all recommended Conditions of Approval are included within the draft Resolution provided as Exhibit D.

PLANNING AND ZONING BOARD RECOMMENDATION:

At their 10.11.17 meeting, the Board recommended approval regarding the Comprehensive Plan Map Amendment (vote: 5-0), Zoning Code Map Amendment (vote: 5-0), and Mixed Use Site Plan (vote: 5-0) for 1500 Venera and 1515 San Remo. As requested by the Commission, the Board reviewed the revised site plan on March 14, 2018. The Board recommended approval of the Mixed Use Site Plan (vote: 4:0), with the condition for adding language regarding possible student housing.

OTHER ADVISORY BOARD/COMMITTEE RECOMMENDATIONS:

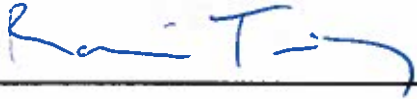
Date	Board/Committee	Comments (if any)
09.30.16	Development Review Committee	Comments provided to Applicant.
05.25.17	Board of Architects	Preliminary approval and approval of Mediterranean architectural bonuses.
10.11.17	Planning and Zoning Board	Recommended approval of Comprehensive Plan map amendment (vote: 5-0); Zoning map amendment (vote: 5-0); and Mixed-Use Site Plan (vote: 5-0).
03.14.18	Planning and Zoning Board	Recommended approval with conditions (vote: 4-0)

PUBLIC NOTIFICATIONS:

Date	Form of Notification
09.29.17	Property posted for Planning and Zoning Board meeting.
09.28.17	Planning and Zoning Board legal advertisement.
09.29.17	Courtesy notification mailed to all property owners within 1,500 feet of the boundary of the subject property for Planning and Zoning Board meeting.
09.29.17	Planning and Zoning Board agenda posted at City Hall and on City webpage.
10.06.17	Planning and Zoning Board staff report, legal notice and all attachments posted on City web page.
02.09.18	City Commission meeting agenda posted on City webpage.
03.02.18	Planning and Zoning Board legal advertisement.
03.02.18	Planning and Zoning Board agenda posted at City Hall and on City webpage.
03.09.18	Planning and Zoning Board memo, legal notice and all attachments posted on City web page.
03.16.18	City Commission legal advertisement.
04.13.18	City Commission legal advertisement.
04.20.18	City Commission meeting agenda posted on City webpage.
04.27.18	Courtesy notification mailed to all property owners within 1,500 feet of the boundary of the subject property for Planning and Zoning Board meeting.
04.27.18	City Commission legal advertisement.
05.04.18	City Commission meeting agenda posted on City webpage.
05.10.18	Courtesy notification mailed to all property owners within 1,500 feet of the boundary of the subject property for Planning and Zoning Board meeting.
05.11.18	City Commission legal advertisement.
05.18.18	City Commission meeting agenda posted on City webpage.

APPROVED BY:

**Asst. Director of Development Services
for Planning and Zoning**



EXHIBITS:

- A. Applicant's Update to Submittal.
- B. Draft Ordinance – Comprehensive Plan Map Amendment.
- C. Draft Ordinance – Zoning Map Amendment.
- D. Draft Resolution – Mixed-Use Site Plan.
- E. 03.14.18 Planning and Zoning Board Staff memo.
- F. Excerpts of 03.14.18 Planning and Zoning Board Meeting Minutes.
- G. Correspondence received from neighbors.
- H. City Commission PowerPoint presentation.
- I. Diagram of Current Zoning and Proposed Development.