

**City of Coral Gables City Commission Meeting**  
**Agenda Item E-5 and E-6 are related**  
**October 28, 2014**  
**City Commission Chambers**  
**405 Biltmore Way, Coral Gables, FL**

**City Commission**

**Mayor Jim Cason**

**Vice Mayor William H. Kerdyk, Jr.**

**Commissioner Pat Keon**

**Commissioner Vince Lago**

**Commissioner Frank Quesada**

**City Staff**

**Interim City Manager, Carmen Olazabal**

**City Attorney, Craig E. Leen**

**City Clerk, Walter J. Foeman**

**Deputy City Clerk, Billy Urquia**

**Assistant Development Services Director, Charles Wu**

**Public Speaker(s)**

**Mario Garcia-Serra, Representing the Applicant**

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[Start: 1:11:52 p.m.]

E-5: Change of Land Use. 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 repealer provision, severability clause, and providing for an effective date.

E-6: Change of Zoning. 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 2013, Riviera Section Part 14 (1500 Venera Avenue), Coral Gables, Florida, and providing for repealer provision, severability clause and providing for an effective date.

Mayor Cason: Let’s go to E-5 and E-6. E-5 is an Ordinance on First Reading, Change of Land Use and E-6 is Change of Zoning.

Interim City Manager Olazabal: E-5 Change of Land Use. 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 repealer provision, severability clause, and providing for an effective date. And then E-6 Change of Zoning. 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 2013, Riviera Section Part 14 (1500 Venera Avenue), Coral Gables, Florida, and providing for repealer provision, severability clause and providing for an effective date. Charles.

Mr. Wu: If you can have the slides pulled up. Thank you. Charles Wu, Assistant Development Services Director, presenting Shoma Park Tower, which is 1500 Venera Avenue, consisting of a land use plan change, change of zoning, and a mixed-use site plan review. This is the subject property at the southwest corner of Venera and Yumuri. Today it is a 0.8 acre, 2-story, 40-unit built in 1965. Here are some slides of the adjacent properties: to the north you have a 3-story office building that is the top left, of course to the top right is a 7-story office/retail mixed-use project with a garage immediately adjacent to the subject property. Of course you know Whole Foods is in there. To the bottom left is a 3-story multi-family, which I believe is a condo immediately south of the project; and across from the San Remo is a 4-story office complex. The first request is the change of land use from multi-family medium density to a commercial mid-rise zoning. As you know, as you can see from the map the brown, pretty much is a hole in the donut surrounding a commercial land use to the north, west and south of it. So these are the hold-outs...the subject property is the northern half of that block. For your information, today’s land use allows the same building height with the new land use, which is 97 feet in height, so the building height doesn’t change with the land use change. What they gain is the density with the

med bonus. Under today's zoning they are allowed 50...per acre with a change to commercial mid-rise, they are allowed 125 units, even though they are not going that high. Secondly, the request to change the zoning from MF2 to C. As again, the comparison is more striking, it's red all around to the north, west, and south, with a little patch of brown. What they want to do is to change some of that brown along Venera to make it red, to make it a commercial zoning. And the third request is approval of the site plan for the mixed-use project, which will incorporate residential with commercial on the bottom floor. The project is 97 feet in height, 9-stories, with ground floor retail in the lobby. There are two levels of parking with 6-stories of apartments on top will be three penthouse units, and.....we are proposing altogether 65 units per acre, and under the new zoning 87 will be allowed, so they are a little bit under the maximum allowed density on the MXD. Here's the ground floor plan – the arrows denote where the pedestrian access are from Venera and Yumuri. This is where the vehicle access is into the garage and we do – and this is the exit for the service trucks. We have extensive plazas and to the western edge is a paseo, they have allocated a 5-foot wide paseo and they would like to propose as a condition to combine the adjacent left over property to combine it into one paseo as part of the project, and they are willing to do that at their cost. They are proposing seven live oaks, royal palms in the pedestrian plaza, they are proposing a gym space on the bottom floor and altogether they are losing one on-street parking space, which they will make up as a condition. This is the landscape plan, this is the north elevation facing the Venera Avenue; the south elevation we are facing a 4-story condo project and they were at the P&Z meeting and they expressed their support of this project. This is the east elevation faces Yumuri and the west elevation where it faces the garage where the Whole Foods complex is. This is site data that met pretty much the site requirements and they met the parking requirements. Staff finds that Section 3-1506 of the Zoning Code requirements to change the land use had been satisfied. Also, Section 3-1404, Findings of Fact, staff finds that that section has been satisfied as well; and the mixed use site under Section 3-1408 have been satisfied. The Board of Architects gave....design approval of the Mediterranean bonuses at its July meeting, the applicant held a neighborhood meeting at its September 23<sup>rd</sup> and the Planning and Zoning recommended approval for all three request. That concludes staff's presentation; staff recommends approval of the application. Thank you.

Mayor Cason: Do we have any speaker cards?- anyone wants to speak? Then we'll close the public hearing portion.

Commissioner Quesada: Publix is at the bottom of that picture, right?

Mr. Garcia-Serra: Good afternoon Mr. Mayor, Commissioners, Mario Garcia-Serra, 600 Brickell Avenue, representing Sunset Place Luxury Holdings, the owner of the apartment building at 1500 Venera Avenue, which is west of Venera Park north of Sunset. I'm joined today by Masoud Shojae and Anibal Duarte the principals of Sunset Place Luxury Holdings as well as Robert

Behar, our project architect, Johanna Mead, our landscape architect and Tim Plummer our traffic engineer. As it was mentioned in the staff report, we are proposing a 9-story, 65 unit, mixed-use residential and retail project with retail on the ground floor. In order to develop this project we need three different approvals: a small scale amendment to the future land use map to change it from residential medium to commercial medium, which would still permit the same maximum height of 97 feet that we are proposing; a rezoning that would change it from MF2 to commercial to permit the mixed-use site plan proposal and the mixed-use site plan approval. I can discuss this request further, but in the interest of time I'll ask Robert to come up and make a presentation of the project and walk through the architectural plans.

Mr. Behar: Good afternoon, for the record Robert Behar, Behar Font Partners, 135 San Lorenzo Avenue. As Mario stated it's a mixed-use; the retail component, the small retail component that we are going to do, and the idea is to do it right....which is fronting the park. Do something like a small café or something that opens up to a plaza to benefit that whole environment. The building is accessible on Venera, we have the entrance to the garage and the service located away as possible from the main intersection, which are Venera and Yumuri. The Building only has 65 units, the average unit is about 1,800 square feet, so they are not small units, they are a nice size unit. What we are doing architecturally is it has a retail component, just two levels of parking, we don't need that many units, and then 6-stories of apartments of which the penthouse we set it back to create more of a step-back design. As you see the adjacent properties within our exhibit that has the adjacent – and you'll see we are very, very compatible with the whole height. The building allows the 97 (feet) as of today, we are not changing the height, we are not increasing what potentially you could do there, but we do it going from 45 units approximately, old units and moving in about 65 units, new units. That's essentially describes the project. Thank you.

Mr. Garcia-Serra: Staff is recommending approval; the project is consistent with 28 different goals of the Comprehensive Plan; Planning and Zoning Board recommended approval also; and keep in mind that this is really a sort of residential hole in the donut as was described by staff in the middle of a considerable amount of commercial zoning; and we are in agreement with a lot of staff's conditions and we'd ask that you would follow those recommendations and vote to approve the project.

Commissioner Keon: What are the conditions?

Mr. Garcia-Serra: The conditions are a series of conditions, of course development pursuant to the site plan. There is also the condition that was added at the Planning and Zoning Board was to attempt to unify the paseo that there is on the east end of the Whole Foods project with a paseo that's on the west end of the project. Different construction management issues such as giving

notice to the neighbors on when construction is going to start or if there is going to be any potential street closures; designating a person on the project team to be the neighborhood contact; covenant and unity of title, pretty much standard conditions.

Commissioner Keon: OK. I was looking for it and I couldn't find it in this package, that's why...

Mr. Garcia-Serra: They would be part of the resolution approving the mixed-use site plan, which was attached for reference.

Commissioner Lago: Mario just for the record, can you qualify the adjacent properties not across the street, which are obviously residential across from the park, but the ones that are to the, I guess you could say, maybe I'm looking at this wrong, but the south, the north, and the west or the east, what is the zoning currently in regards to those properties?

Mr. Garcia-Serra: We'll put up the zoning map; you'll see that they are all commercial.

Commissioner Lago: They are all commercial?

Mr. Garcia-Serra: Yes.

Commissioner Lago: The reason why I ask is you made a statement in regards this is the donut hole, so I want to make sure that we put it on the record.

Mr. Garcia-Serra: [Inaudible – off mic]

Commissioner Lago: Which falls in line with the surrounding area.

Mr. Garcia-Serra: I'll repeat it so it's on the microphone. You look over here, our property is right here, it's the brown residential MF2 zoning, everything else to the north, west, and south is zoned commercial and that's exactly where we are looking to do the changes.

Commissioner Lago: Clearly multiple layers of commercial.

Mr. Garcia-Serra: Right.

Mayor Cason: Totally commercial.

Commissioner Lago: OK.

Mayor Cason: Mr. Clerk does Mr. Behar need to swear in now or can you do it after the fact?

City Clerk Foeman: I should swear him in now.

Mayor Cason: OK. Everything you said. Any discussion?

Commissioner Keon: Can I ask a question about the – in looking at the elevation of your building, the east, north, and west or whatever are really attractive, what is the west elevation?- just looking at that.

Mr. Behar: We have the garage, a 6-story garage adjacent to us...[Inaudible]

Commissioner Keon: OK. So it's abutting another building.

Mr. Behar: Right.

Commissioner Keon: OK. That's fine.

Commissioner Quesada: The thing is when you look at that picture from that angle CP-4.2, it makes sense, like it's a hole in the building, you really see it from that perspective.

Commissioner Keon: Its attractive, it's just that, that elevation is – the others are so attractive.

Mr. Behar: Articulated and this is not as articulated as much.

Commissioner Keon: You are not going to see.

Mr. Behar: You are not seeing anything – and by the way something that we didn't mention, the property behind it which is in support would have loved to have...also...

Mayor Cason: Alright – any other discussion?

Commissioner Keon: No.

Mayor Cason: We have a motion?- start on E-4, which is a change of land use, excuse me E-5.

Vice Mayor Kerdyk: I'll make a motion, Commissioner Lago seconds it.

City Clerk

Commissioner Lago: Yes  
Commissioner Quesada: Yes  
Commissioner Keon: Yes  
Vice Mayor Kerdyk: Yes  
Mayor Cason: Yes  
(Vote: 5-0)

Mayor Cason: On E-6, which is the change in zoning.

Commissioner Quesada: So moved.

Mayor Cason: Commissioner Quesada makes the motion.

Vice Mayor Kerdyk: Second.

Mayor Cason: Vice Mayor seconds.

City Clerk

Commissioner Quesada: Yes  
Commissioner Keon: Yes  
Vice Mayor Kerdyk: Yes  
Commissioner Lago: Yes  
Mayor Cason: Yes  
(Vote: 5-0)

Mr. Garcia-Serra: Thank you very much.

Commissioner Lago: Thank you.

Commissioner Keon: Thank you.

Mayor Cason: Thank you.

[End: 1:26:45 p.m.]