



**City of Coral Gables
CITY COMMISSION MEETING
May 30, 2017**

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 all of Block 15, Coral Gables Section "L" (20 and 42 Navarre Avenue, 33, 43 and 47 Alhambra Circle and 2001 Galiano Street), 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 all of Block 15, Coral Gables Section "L" (20 and 42 Navarre Avenue, 33, 43 and 47 Alhambra Circle and 2001 Galiano Street), 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 conditional use 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 "33 Alhambra" on the property legally described as all of Block 15, Coral Gables Section "L" (20 and 42 Navarre Avenue, 33, 43 and 47 Alhambra Circle and 2001 Galiano Street), Coral Gables, Florida; including required conditions; providing for an effective date.

Approval of the requests will allow a 146-unit multi-family structure with 210 parking spaces on 1.1 acres on property bordered by Navarre Avenue, Alhambra Circle, Galiano Street and Minorca Avenue. An historic structure located at 42 Navarre Avenue will be preserved and incorporated as part of the project. The main structure will consist of primarily 10 stories at 97 feet in height, with the northwest portion at 9 stories at 87 feet, 6 inches in height, proposed with a Floor Area Ratio of 2.94.

DEPARTMENT HEAD RECOMMENDATION:

Approval with conditions.

PLANNING AND ZONING BOARD RECOMMENDATION:

At their 10.19.16 meeting, the Board made no recommendations, as four (4) votes are necessary for an affirmative vote, regarding the Comprehensive Plan Map Amendment (vote: 3-1), Zoning Code Map Amendment (vote: 3-1), and Mixed Use Site Plan (vote: 3-1).

BRIEF HISTORY:

On December 6, 2016 the City Commission approved the Comprehensive Plan Map Amendment (vote: 4-1) and the Zoning Map Amendment (vote: 4-1). The draft Ordinance for the proposed Comprehensive Plan Map amendment is provided as Exhibit B. The draft Ordinance for the proposed Zoning Code Map amendment is provided as Exhibit C.

At 1st Reading the City Commission suggested that the project be scaled back with less density and intensity proposed prior to 2nd Reading before the City Commission. The Applicant has since revised their application submittal, provided as Exhibit A, and scaled back the density and intensity of the proposal by reducing the number of residential units from 184 units to 146 units and reduced the square footage from 165,689 sf (3.4 FAR) to 143,486 sf (2.94 FAR). A summary of the project information and changes made during the public hearing review process can be found in Exhibit E.

Project Summary

The site is 1.1 acres (48,770 sq. ft.) in size and has “Residential Multi-Family Medium Density” land use and Multi-Family 2 District (MF2) zoning designations. An historic two (2) story CBS structure is located on Lot 2 (42 Navarre Avenue), and six other one and two story CBS structures currently also exist on Block 15. All existing structures other than the historically designated building located on Lot 2 would be demolished to allow for the construction of the mixed use project. It is proposed that the historic building be incorporated within the project as a commercial use. The project includes 132,160 square feet of residential space comprised of 146 residential units resulting in an average of 905 square feet per residential unit.

Review Process

1. 04.29.16 Development Review Committee
2. 05.10.16 Neighborhood Meeting
3. 05.12.16 Board of Architects
4. 10.19.16 Planning and Zoning Board
5. 12.06.16 City Commission 1st Reading
6. 05.30.17 City Commission 2nd Reading

Planning and Zoning Board Recommendation

The Planning and Zoning Board at their 10.19.16 meeting the Board made no recommendations, as four (4) votes are necessary for an affirmative vote, and discussed the following:

1. Comprehensive Plan Map Amendment:
No Recommendation; a motion to approve failed to pass 3-1.
2. Zoning Map Amendment:
No Recommendation; a motion to approve failed to pass 3-1.
3. Mixed-Use Site Plan:
No Recommendation; a motion to approve with Staff’s recommended conditions failed to pass 3-1.

The motion to approve the Mixed-Use Site Plan included Staff’s conditions; in particular, Staff’s condition that the Applicant reduce the mass and bulk of the proposal prior to 1st Reading before the City Commission.

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. Staff's PowerPoint Presentation is provided as Exhibit F.

LEGISLATIVE ACTIONS:

| Date: | Resolution/Ordinance No. | Comments |
|--------------|---------------------------------|-------------------------------------------------------------------------|
| 12.06.16 | Ordinance | Approved Comprehensive Plan map amendment (vote: 4-1) on first reading. |
| 12.06.16 | Ordinance | Approved Zoning Code map amendment (vote: 4-1) on first reading. |

OTHER ADVISORY BOARD/COMMITTEE RECOMMENDATIONS:

| Date | Board/Committee | Comments (if any) |
|-------------|------------------------------|------------------------------------------------------------------------------|
| 04.29.16 | Development Review Committee | Comments provided to Applicant. |
| 05.12.16 | Board of Architects | Preliminary approval and approval of Mediterranean architectural bonuses. |
| 10.19.16 | Planning and Zoning Board | See "Planning and Zoning Board Recommendation" within "Brief History" above. |

PUBLIC NOTIFICATIONS:

| Date | Form of Notification |
|-------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| 07.01.16 | Property posted for Planning and Zoning Board meeting. |
| 07.01.16 | Planning and Zoning Board legal advertisement. |
| 07.01.16 | Courtesy notification mailed to all property owners within 1,000 feet of the boundary of the subject property for Planning and Zoning Board meeting. |
| 07.01.16 | Planning and Zoning Board agenda posted at City Hall and on City web page. |
| 07.08.16 | Planning and Zoning Board staff report, legal notice and all attachments posted on City web page. |
| 12.02.16 | City Commission meeting agenda posted on City web page (1 st reading). |
| 05.18.17 | City Commission meeting agenda posted on City web page (2 nd reading). |
| 05.19.17 | City Commission legal advertisement of Ordinance heading (2 nd reading). |

EXHIBITS:

- A. Applicant's Revised Submittal.
- B. Draft Ordinance – Comprehensive Plan Map Amendment.
- C. Draft Ordinance – Zoning Map Amendment.
- D. Draft Resolution – Mixed-Use Site Plan.
- E. Summary of 33 Alhambra Project Information.
- F. PowerPoint Presentation.