





3



4

ELEVATION



1537 San Remo

5

SITE PLAN – AT OCTOBER PZB



6

SITE PLAN – AT 1ST READING



1537 San Remo

7

REVISED SITE PLAN



1537 San Remo

8

ELEVATION



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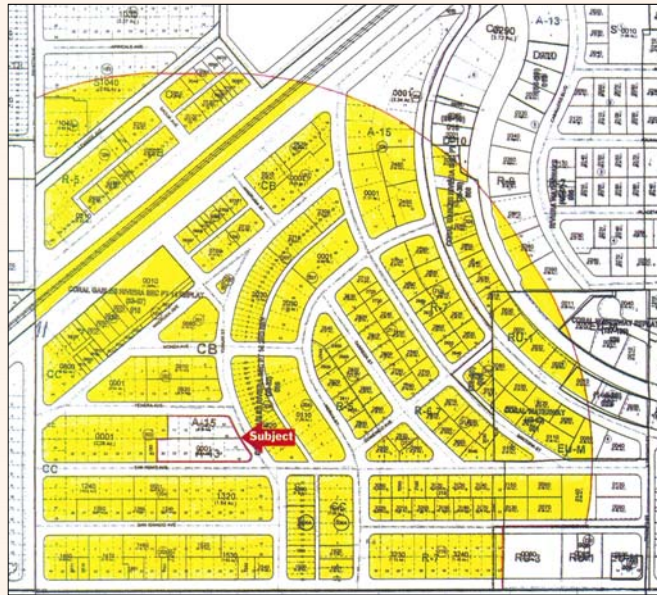
REQUEST #1:
COMPREHENSIVE PLAN MAP AMENDMENT

REQUEST #2:
ZONING MAP AMENDMENT

REQUEST #3:
MIXED USE SITE PLAN

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LETTERS TO PROPERTY OWNERS (1,500 FT)

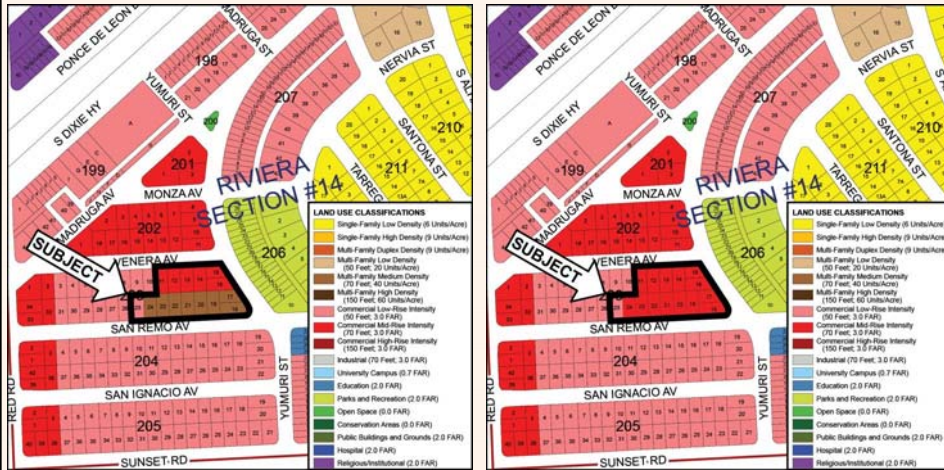


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PUBLIC NOTIFICATION

4 TIMES	LETTERS TO PROPERTY OWNERS AUGUST NEIGHBORHOOD MEETING, SEPTEMBER PZB, OCTOBER PZB, MARCH NEIGHBORHOOD MEETING
4 TIMES	PROPERTY POSTING DRC, BOA, SEPTEMBER PZB, OCTOBER PZB
7 TIMES	WEBSITE POSTING DRC, BOA, SEPTEMBER PZB, OCTOBER PZB, FEBRUARY CC, MARCH PZB, MARCH CC
4 TIMES	NEWSPAPER ADVERTISEMENT SEPTEMBER PZB, OCTOBER PZB, MARCH PZB, MARCH CC

REQUEST #1: COMPREHENSIVE PLAN MAP



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REQUEST #1: COMPREHENSIVE PLAN MAP

STAFF RECOMMENDATION:

STAFF RECOMMENDS APPROVAL.

THE COMPREHENSIVE PLAN MAP AMENDMENT COMPLIES WITH THE FINDINGS OF FACT.

THE STANDARDS FOR THE PROPOSED COMPREHENSIVE PLAN MAP AMENDMENT ARE SATISFIED.

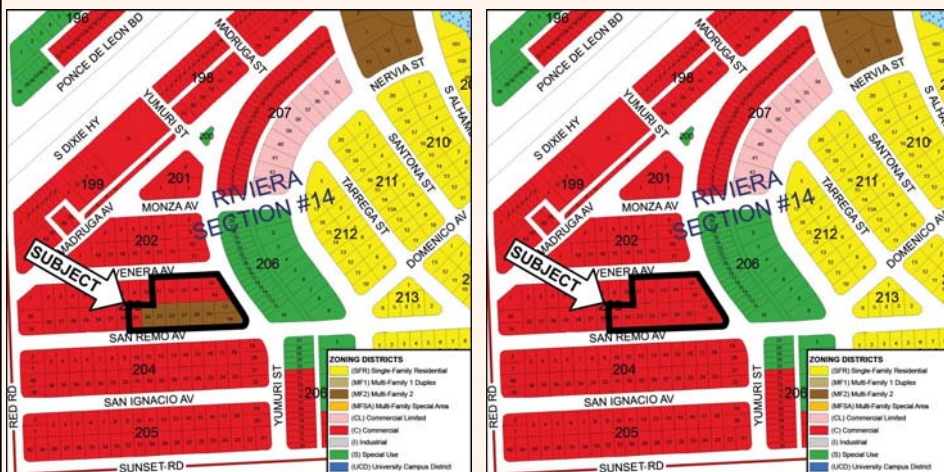
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REQUEST #1: COMPREHENSIVE PLAN MAP

PLANNING AND ZONING BOARD RECOMMENDATION:

APPROVAL; A MOTION TO APPROVE PASSED 5-0.

REQUEST #2: ZONING MAP



REQUEST #2: ZONING MAP

STAFF RECOMMENDATION:

STAFF RECOMMENDS APPROVAL.

THE ZONING MAP AMENDMENT COMPLIES
WITH THE FINDINGS OF FACT.

THE STANDARDS FOR THE PROPOSED
ZONING MAP AMENDMENT ARE SATISFIED.

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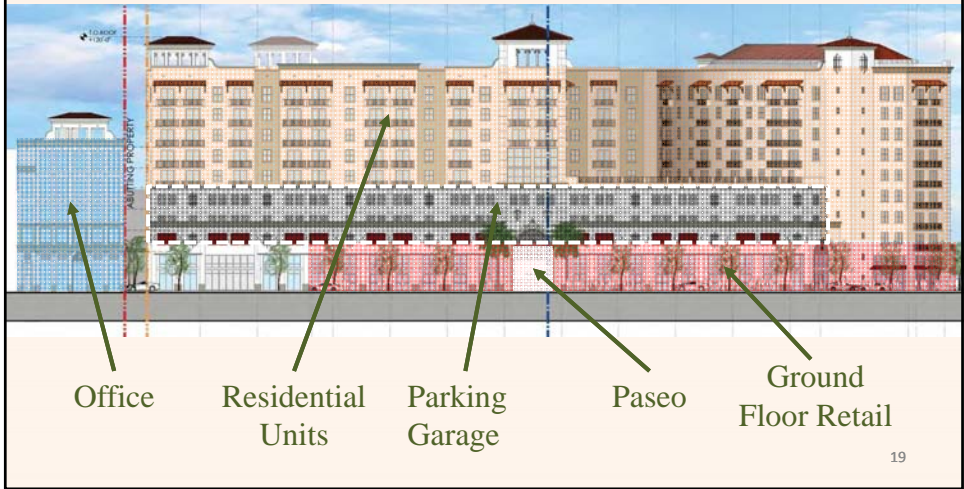
REQUEST #2: ZONING MAP

PLANNING AND ZONING BOARD RECOMMENDATION:

APPROVAL; A MOTION TO APPROVE PASSED
5-0.

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REQUEST #3: MIXED USE SITE PLAN ELEVATION



REQUEST #3: MIXED USE SITE PLAN



REQUEST #3: MIXED USE SITE PLAN

PROJECT SUMMARY:

- SITE AREA: 77,612 SF (1.78 ACRES)
- INTENSITY: 3.49 FAR (271,589 SF)
- GROUND FLOOR COMMERCIAL: 20,009 SF
- RESIDENTIAL DENSITY: 165 UNITS (93 U/A)
- HEIGHT: 97' / 10 STORIES
- GROUND FLOOR OPEN SPACE: 14,699 SF (19%)
- REQUIRED PARKING
(WITH SHARED PARKING): 336 SPACES
- PROVIDED PARKING
(WITH SHARED PARKING): 356 SPACES

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REQUEST #3: MIXED USE SITE PLAN

STAFF RECOMMENDATION:

STAFF RECOMMENDS **APPROVAL WITH CONDITIONS.**

THE SITE PLAN **COMPLIES** WITH THE FINDINGS OF FACT.

THE STANDARDS FOR SITE PLAN APPROVAL ARE **SATISFIED, SUBJECT TO CONDITIONS OF APPROVAL.**

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COMPREHENSIVE PLAN CONSISTENCY

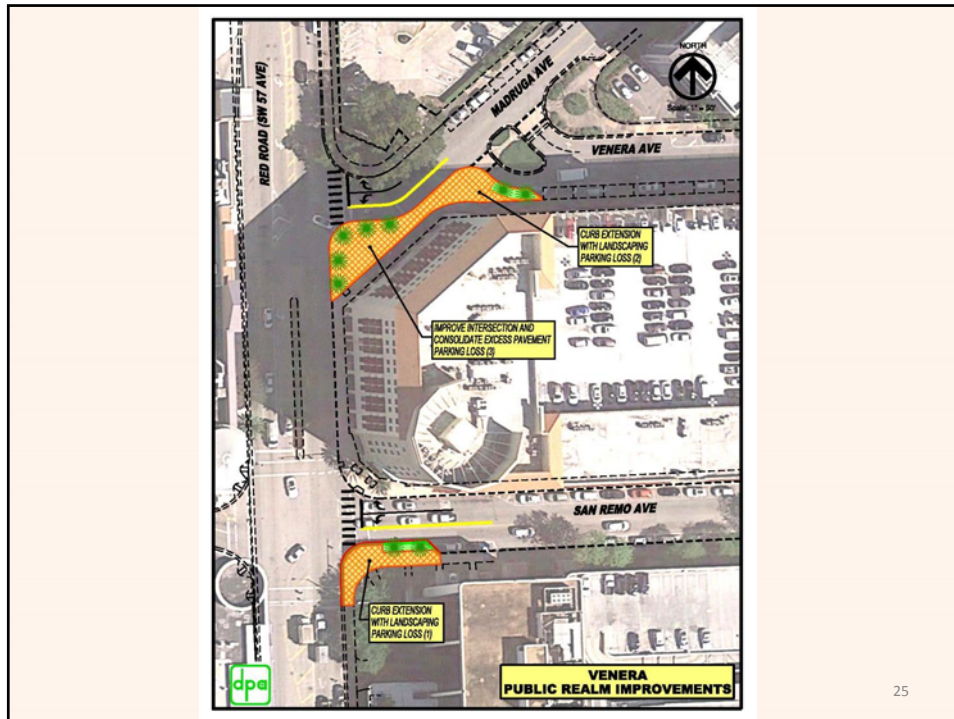
STAFF'S DETERMINATION IS THAT THIS APPLICATION IS CONSISTENT WITH THE COMPREHENSIVE PLAN GOALS, OBJECTIVES AND POLICIES.

REQUEST #3: MIXED USE SITE PLAN

PLANNING AND ZONING BOARD OCTOBER RECOMMENDATION:

APPROVAL, WITH CONDITIONS; A MOTION TO APPROVE WITH STAFF'S RECOMMENDED CONDITIONS PASSED 5-0.

AS A PART OF THE MOTION THE BOARD REQUESTED THAT THE APPLICANT CONTRIBUTE ADDITIONAL FUNDS FOR PUBLIC IMPROVEMENTS.



REQUEST #3: MIXED USE SITE PLAN

PLANNING AND ZONING BOARD
MARCH RECOMMENDATION:

APPROVAL, WITH CONDITIONS; A
 MOTION TO APPROVE WITH STAFF'S
 RECOMMENDED CONDITIONS PASSED 4-0.

CONDITIONS OF APPROVAL:

1. Site Plan modifications:

- a. The Venera and San Remo Avenues streetscape design shall be updated to include the following:
 - i. Streetscape improvements with street trees and additional landscape on both sides of Venera and San Remo Avenues, between Red Road and Yumuri.
 - ii. Removed proposed bulb-outs across from project loading area and garage entrance.
 - iii. Mid-block crosswalks at project's paseo entrances.
 - iv. Improved intersection and consolidation of excess pavement to create a small public space on Madruga and Red Road.
 - v. Curb extensions with shade trees at the intersections of San Remo/Red Road and Venera/Madruga.
- b. Adjust the design of the ground floor in the southwest portion of the proposed building to increase commercial activity along the San Remo sidewalk.

CONDITIONS OF APPROVAL:

2. **Application/supporting documentation.** Construction of the proposed project shall be in substantial conformance with the submitted plans.
3. **Restrictive covenant.** Within thirty (30) days of City Commission approval of the Application, the Applicant, property owner(s), its successors or assigns shall submit a restrictive covenant for City Attorney review and approval outlining all conditions of approval as approved by the City Commission.

CONDITIONS OF APPROVAL:

- 4. Prior to issuance of the first Building Permit, Applicant shall:**
 - a. Neighborhood Master Planning Contribution.**
 - b. Contribute for emergency vehicle signal preemption technology.**
 - c. Submit for additional reviews by Board of Architects and Zoning.**
 - d. Provide Signage Plan.**
 - e. Ensure that parking garage design addresses pedestrian access and screening of parking garage openings.**
 - f. Design the ground floor to optimize pedestrian activity and retail success.**
 - g. Design loading and service to minimize effects on pedestrian realm.**

CONDITIONS OF APPROVAL:

- 4. Prior to issuance of the first Building Permit, Applicant shall:**
 - g. Provide a construction staging plan to the Building Division, maintaining pedestrian and vehicular access around William Kerdyk J. Park.**
 - h. Obtain approval for all traffic flow modifications.**
 - i. Obtain Commission approval of an encroachment plan.**
 - j. Provide a bond for restoration of the property.**
 - k. Provide a bond for all off-site improvements.**
 - l. Provide construction notices for all properties within 1,000 feet.**
 - m. Provide bicycle amenities, including future bike sharing.**
 - n. Reserve space for future car sharing facilities.**
 - o. Provide electric car-charging stations.**

CONDITIONS OF APPROVAL:

- 5. Prior to issuance of the first Certificate of Occupancy, Applicant shall:**
 - a. Complete the undergrounding of all utilities.**
 - b. Upgrade utilities services as needed.**
 - c. Complete all Art in Public Places requirements.**
 - d. Complete all traffic improvements.**
 - e. Complete all right-of-way improvements.**
 - f. Execute and record a Publicly Accessible Open Spaces Easement Agreement between the City and Owner.**

CONDITIONS OF APPROVAL:

- 6. Following the issuance of the first Certificate of Occupancy, Applicant shall:**
 - a. Obtain LEED Silver certification within two years.**
 - a. Perform monitoring studies within one year and construct or pay for any required physical livability improvements.**



Venera

COMPREHENSIVE PLAN MAP
AMENDMENT
ZONING MAP AMENDMENT
MIXED USE SITE PLAN

CITY COMMISSION
APRIL 24, 2018

