

Agenda Items E-6, E-7, and E-8 are related.



City of Coral Gables CITY COMMISSION MEETING December 6, 2016

ITEM TITLE:

Ordinances on First 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. (This Resolution is not for consideration at this time and will be included with the above ordinances on Second Reading if approved on First Reading.)

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.

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:

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 135,175 square feet of residential space comprised of 184 residential units resulting in an average of 735 square feet per residential unit, with live-work units around 1,050 square feet, studios to 2-bedroom units between 650 to 850 square feet.

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

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 was discussed at length by the Board. This item will be considered by the Commission during Second Reading should items 1 and 2 above be approved on First Reading.

The project was redesigned to a lower height on the northwest wing as a result of the Planning and Zoning Board’s request to reduce the mass and bulk of the proposal. The plans included in the Applicant’s Revised Submittal, provided as Exhibit A, indicate where one (1) floor and five (5) units were removed from the northwest wing to provide a reduced height adjacent to the North Ponce neighborhood.

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.

LEGISLATIVE ACTION:

Date:	Resolution/Ordinance No.	Comments
N/A		

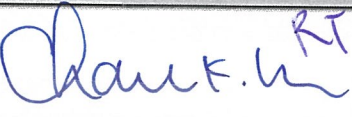
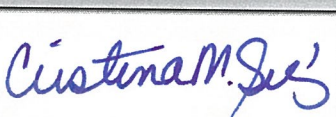

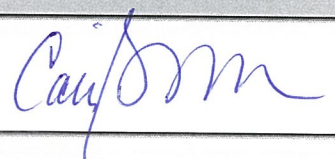
OTHER ADVISORY BOARD/COMMITTEE RECOMMENDATIONS:

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.

APPROVED BY:

Interim Department Director	City Attorney	Assistant City Manager	City Manager
			

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. 07.13.16 Planning and Zoning Board Staff report and recommendation.
- F. 10.19.16 Planning and Zoning Board Staff memorandum.
- G. Excerpts of 10.19.16 Planning and Zoning Board Meeting Minutes.
- H. Correspondence received from residents.
- I. City Commission PowerPoint presentation.