

**CITY OF CORAL GABLES**

**- MEMORANDUM -**

**TO:** Planning & Zoning Board

**DATE:** March 14, 2018

**FROM:** Ramon Trias  
Assistant Director of Development Services  
for Planning and Zoning

**SUBJECT:** Venera MXD Site Plan  
Modifications

The Planning & Zoning Division has reviewed a proposed amendment to the previously reviewed Venera Mixed-Use Site Plan. The Planning & Zoning Board recommended approval (vote: 5-0) of the previous Venera site plan on October 11, 2017.

Since the Board's recommendation, the Applicant has incorporated the parcel at 1537 San Remo into the Venera Project. The additional parcel does not require a change in land use or zoning to be incorporated into the mixed-use site plan.

The Venera site plan was revised to include a 5-story building on the 1537 San Remo property and was presented to the City Commission on February 13, 2018. The Commission provided comments and requested that the revised Project be reviewed by the Planning and Zoning Board. Based on feedback received from the City Commission, the Applicant has reduced the total number of units and retail square feet.

The updated project includes:

- Approximately 1.78 acre site
- Total project area of 271,643 square feet
- Maximum habitable building height of 97'
- 165 residential units (93 units/acre)
- 356 parking spaces
- 20,009 square feet of ground-floor retail space
- 14,699 square feet of ground-floor open air space

The new site plan has been modified as follows:

	<b>February 13, 2018</b>	<b>March 14, 2018</b>
<b>Residential Units</b>	189 units	165 units
<b>Retail</b>	31,741 square feet	20,009 square feet
<b>Office</b>	none	15,363 square feet
<b>Parking</b>	356 spaces	356 spaces

The following chart summarizes and updates the project data:

<b>Standard</b>	<b>Currently Permitted</b>	<b>Permitted if Application Requests Approved</b>	<b>Proposed Development</b>
<b>Total site area</b>			
1500 Venera Parcel	29,900 sf	n/a	n/a
1515 San Remo Parcel	42,474 sf		
1537 San Remo Parcel	5,239 sf		

Standard	Currently Permitted	Permitted if Application Requests Approved	Proposed Development
<b>FAR / permitted development (with Mediterranean bonuses)</b> 1500 Venera Parcel 1515 San Remo Parcel 1537 San Remo Parcel	3.50 max/104,650 sf 1.55 max/65,835 sf 3.50 max/18,337 sf	No change 3.5 max/148,658sf No change	115,688 sf 136,466 sf 18,127 sf
<b>Ground Floor Commercial</b> 1500 Venera Parcel 1515 San Remo Parcel 1537 San Remo Parcel	29,900 sf not permitted 5,239 sf	No change 42,474 sf No change	8,046 sf 11,963 sf none
<b>Residential Density</b> 1500 Venera Parcel 1515 San Remo Parcel 1537 San Remo Parcel	125 units / acre max 50 units / acre max 125 units / acre max	No change 125 units / acre max No change	122 units / acre 85 units / acre none
<b>Total Residential Units</b> 1500 Venera Parcel 1515 San Remo Parcel 1537 San Remo Parcel	86 units 49 units 15 units	No change 122 units No change	84 units 81 units none
<i>One bedroom</i>	n/a	n/a	57
<i>Two bedroom</i>	n/a	n/a	54
<i>Three bedroom</i>	n/a	n/a	54
<b>Total Off-Street Parking Spaces (with Shared Parking Reductions)</b>	n/a	318	356
<i>One bedroom (1 per unit)</i>	n/a	57	
<i>Two bedroom (1.75 per unit)</i>	n/a	95	
<i>Three bedroom (2.25 per unit)</i>	n/a	121	
<i>Retail (1 per 300 SF)</i>	n/a	67	
<b>Building height (Habitable) (with Mediterranean bonuses)</b> 1500 Venera Parcel 1515 San Remo Parcel 1537 San Remo Parcel	100 ' max. 97' max. 67' max.	No change 100' max. No change	97' 97' 67'
Number of stories	n/a	n/a	9 stories
<b>Landscape open space</b> 1500 Venera Parcel 1515 San Remo Parcel 1537 San Remo Parcel	10% min\2,990 sf 25% min\10,618 sf 10% min\524 sf	No change 10% min\4,247 sf No change	18 % / 5,281 sf 21 % / 8,755 sf 13 % / 663 sf
<b>Setbacks</b>			
Venera Avenue	0'	No change	Varies – 0' to 3'
Yumuri St: 1500 Venera San Remo 1515 San Remo San Remo: 1537 San Remo	0' 8' - First two floors 20' – above 2 <sup>nd</sup> Floor 0'	0'	Varies – 15' to 40'
San Remo Avenue	8' - First two floors 20' – above 2 <sup>nd</sup> Floor	0'	5'