



**City of Coral Gables  
CITY COMMISSION MEETING  
February 13, 2018**

**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 Lots 17 thru 24, Block 203, Coral Gables Riviera Section 14 (1515 San Remo Avenue), 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 Lots 17 thru 24, Block 203, Coral Gables Riviera Section 14 (1515 San Remo Avenue), 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 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 "Venera" on the property legally described as Lots 11 thru 25, Block 203, Coral Gables Riviera Section 14 (1500 Venera Avenue, 1515 San Remo Avenue, and 1537 San Remo Avenue), Coral Gables, Florida; including required conditions; providing for an effective date.

**DEPARTMENT HEAD RECOMMENDATION:**

Approval with conditions.

**PLANNING AND ZONING BOARD RECOMMENDATION:**

At their 10.11.17 meeting, the Board recommended approval regarding the Comprehensive Plan Map Amendment (vote: 5-0), Zoning Code Map Amendment (vote: 5-0), and Mixed Use Site Plan (vote: 5-0).

## **BRIEF HISTORY:**

### **Project Summary**

The site is a total of 1.78 acres (77,573 sq. ft.) in size. Currently, some portions of the site are zoned Commercial and other portions are zoned Multi-Family.

The northern portion, lots 11 thru 16 and roughly 0.7 acres (29,900 sq. ft.) in size (1500 Venera Avenue), currently has a two-story office building and with “Commercial Mid-Rise Intensity” land use and Commercial District (C) zoning designations.

The southern portion has two distinct areas. Lots 17 thru 24 and approximately 1 acre (42,474 sq. ft.) in size (1515 San Remo Avenue), are currently occupied by the Villa San Remo Condominium and has “Residential Multi-Family Medium Density” land use and Multi-Family 2 District (MF2) zoning designations. Lot 15 and roughly 0.12 (5,200 sq. ft.) in size (1537 San Remo Avenue), is currently occupied by a one-story office building and will be acquired upon approval of the mixed-use site plan. The parcel has “Commercial Low-Rise Intensity” land use and Commercial District (C) zoning designations.

All existing structures would be demolished to allow for the construction of the mixed use project.

The project (1500 Venera and 1515 San Remo) was presented to the Planning and Zoning Board at their 10.11.17 meeting and was recommended approval.

Since the PZB meeting, the property owner has come to an agreement with the neighboring property owner at 1537 San Remo Avenue. The result of the agreement includes the purchase of the 1537 San Remo property and inclusion into the Mixed-Use Site Plan. The proposed site plan was updated to reflect this expansion and proposes to be a second and smaller building, designed to use the larger building for required parking, generator, use of the loading area, etc.

The current project includes:

1. Approximately 1.78 acre site
2. Total project area of 271,589 square feet
3. Maximum habitable building height of 97’
4. 189 residential units
5. 356 parking spaces
6. 31,741 square feet of ground-floor retail space
7. 14,631 square feet of ground-floor open air space

Public Benefits:

1. Streetscape improvement: street trees along Yumuri Street, Venera and San Remo Avenues
2. Pedestrian plaza fronting Yumuri Street
3. Paseo with retail connecting Venera Avenue and San Remo Avenue
4. Intersection improvements: Madruga & Red Road, and Venera & Madruga

### **Review Process**

1. 09.30.16 Development Review Committee
2. 08.22.17 Neighborhood Meeting
3. 05.25.17 Board of Architects
4. 10.11.17 Planning and Zoning Board
5. 02.13.18 City Commission 1<sup>st</sup> Reading

### **Planning and Zoning Board Recommendation**

The Planning and Zoning Board, at their 10.11.17, meeting discussed and recommended the following:

1. Comprehensive Plan Map Amendment: Recommended approval, 5-0.
2. Zoning Map Amendment: Recommended approval, 5-0.
3. Mixed-Use Site Plan: Recommended approval with staff's condition, 5-0.

The motion to approve the Mixed-Use Site Plan included Staff's conditions, as well as additional conditions, such as improve the streetscape on both sides of the streets; proffer a total of \$125,000 for a master plan process; and adjust the design of the ground floor to increase retail frontage along the sidewalk by the loading area.

The design of the project was refined since the Planning and Zoning Board meeting to incorporate additional landscape on Venera, San Remo, and the Yumuri plaza; intersection improvements at Red Road; and the inclusion of the neighboring parcel into the site plan. The plans are included in the Applicant's Revised Submittal, provided as Exhibit A.

### **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.

### **OTHER ADVISORY BOARD/COMMITTEE RECOMMENDATIONS:**

<b>Date</b>	<b>Board/Committee</b>	<b>Comments (if any)</b>
09.30.16	Development Review Committee	Comments provided to Applicant.
05.25.17	Board of Architects	Preliminary approval and approval of Mediterranean architectural bonuses.
10.11.17	Planning and Zoning Board	Recommended approval of Comprehensive Plan map amendment (vote: 5-0); Zoning map amendment (vote: 5-0); and Mixed-Use Site Plan (vote: 5-0).

### **PUBLIC NOTIFICATIONS:**

<b>Date</b>	<b>Form of Notification</b>
09.29.17	Property posted for Planning and Zoning Board meeting.
09.28.17	Planning and Zoning Board legal advertisement.
09.29.17	Courtesy notification mailed to all property owners within 1,500 feet of the boundary of the subject property for Planning and Zoning Board meeting.
09.29.17	Planning and Zoning Board agenda posted at City Hall and on City webpage.
10.06.17	Planning and Zoning Board staff report, legal notice and all attachments posted on City web page.
02.09.18	City Commission meeting agenda posted on City webpage.

**EXHIBITS:**

- A. Applicant's Revised Submittal (Part I and Part II).
- B. Draft Ordinance – Comprehensive Plan Map Amendment.
- C. Draft Ordinance – Zoning Map Amendment.
- D. Draft Resolution – Mixed-Use Site Plan.
- E. 10.11.17 Planning and Zoning Board Staff report and recommendation.
- F. Excerpts of 10.11.17 Planning and Zoning Board Meeting Minutes.
- G. Correspondence received from residents and representatives.
- H. City Commission PowerPoint presentation.