



City of Coral Gables Planning and Zoning Staff Recommendation

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| Applicant: | Sunset Place Luxury Holdings, LLC |
| Application: | Change of Land Use, Change of Zoning and Mixed Use Site Plan Review |
| Property: | 1500 Venera Avenue (Shoma Park Tower) |
| Public Hearing - Dates/Times/ Location: | Planning and Zoning Board, October 8, 2014, 6:00 – 9:00 p.m., City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida, 33134 |

Applications.

This request is for consideration of a change of land use, rezoning and mixed use site plan review for the mixed use project known as “Shoma Park Tower”. More specifically, the Ordinances/Resolution under consideration includes the following:

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 11-16, Block 203, Riviera Section Part 14 (1500 Venera Avenue), Coral Gables, Florida; and, providing for severability, repealer and an effective date. (LPA review)*
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 11-16, Block 203, Riviera Section Part 14 (1500 Venera Avenue), Coral Gables, Florida; and providing for severability, repealer and an effective date. (PZB review)*
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 “Shoma Park Tower” on the property legally described as Lots 11-16, Block 203, Riviera Section Part 14 (1500 Venera Avenue), Coral Gables, Florida; including required conditions; providing for an effective date. (PZB review)*

Applications for change of land use and change of zoning require review and recommendation by the Planning and Zoning Board/Local Planning Agency (LPA), and consideration by the City Commission at two (2) advertised public hearings (Ordinance format). Mixed use site plans require review and recommendation by the Planning and Zoning Board, and consideration by the City Commission at one (1) advertised public hearing (Resolution format).

Summary of Applications.

“Sunset Place Luxury Holdings, LLC” (hereinafter referred to as “Applicant”), has submitted an application for change of land use, change of zoning and mixed use site plan review (hereinafter referred to as the “Applications”) for review and consideration at public hearings. The application package submitted by the Applicant is provided as Attachment A.

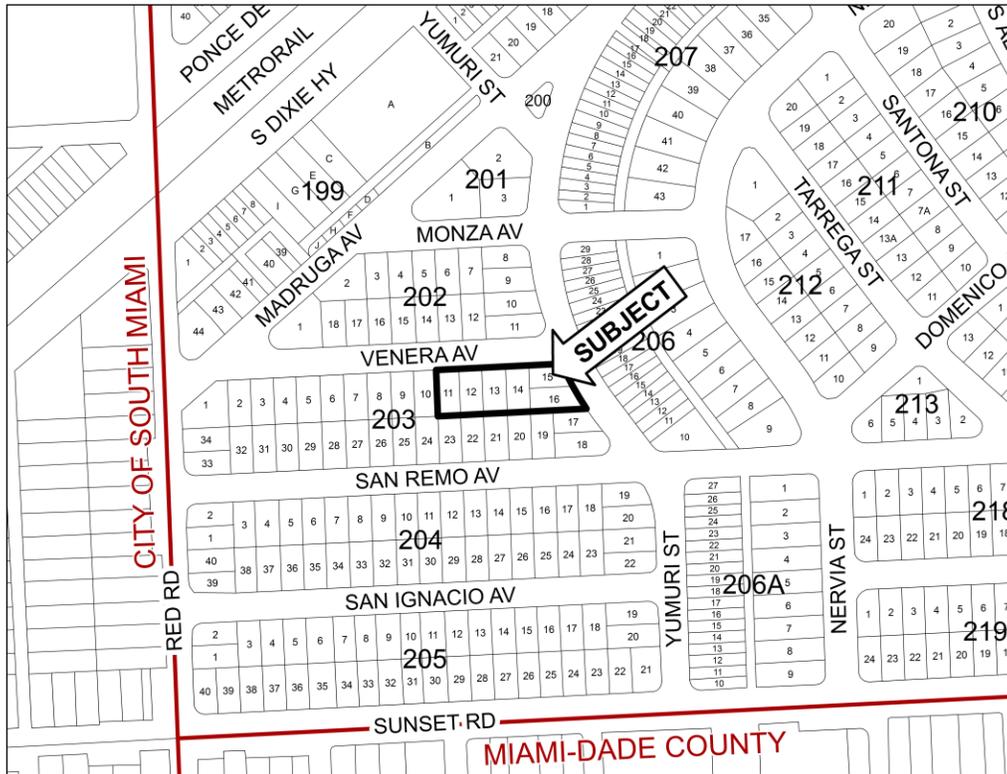
This property is located within the Red Road/Sunset Road commercial district, one block east of Red Road and three blocks north of Sunset Road. Riviera Park is located across Yumuri Street to the east. The site is 0.7 acres (29,802 sq. ft.) in size and has “Residential Multi-Family Medium Density” land use and Multi-Family 2 District (MF2) zoning designations. The property is bounded by Venera Avenue (north), a three (3) story residential multi-family condominium complex (south), Yumuri Street (east) and a mid-rise commercial Whole Foods/office building (west). Currently, a two (2) story residential multi-family building occupies this site.

The proposed mixed use project consists of a nine (9) story/97'-0” mixed use project containing 104,300 sq. ft. and 65 residential units consisting of 16 one-bedroom, 21 two-bedroom and 28 three-bedroom units. The building’s ground floor uses consists of retail use (3,995 sq. ft.), office and lobby uses (2,733 sq. ft.), a café (1,500 sq. ft.) and a commercial fitness center/gym (2,100 sq. ft.). There are 175 parking spaces proposed on two (2) garage levels above the ground floor. Mixed use projects are a conditional use, which requires site plan review at public hearings.

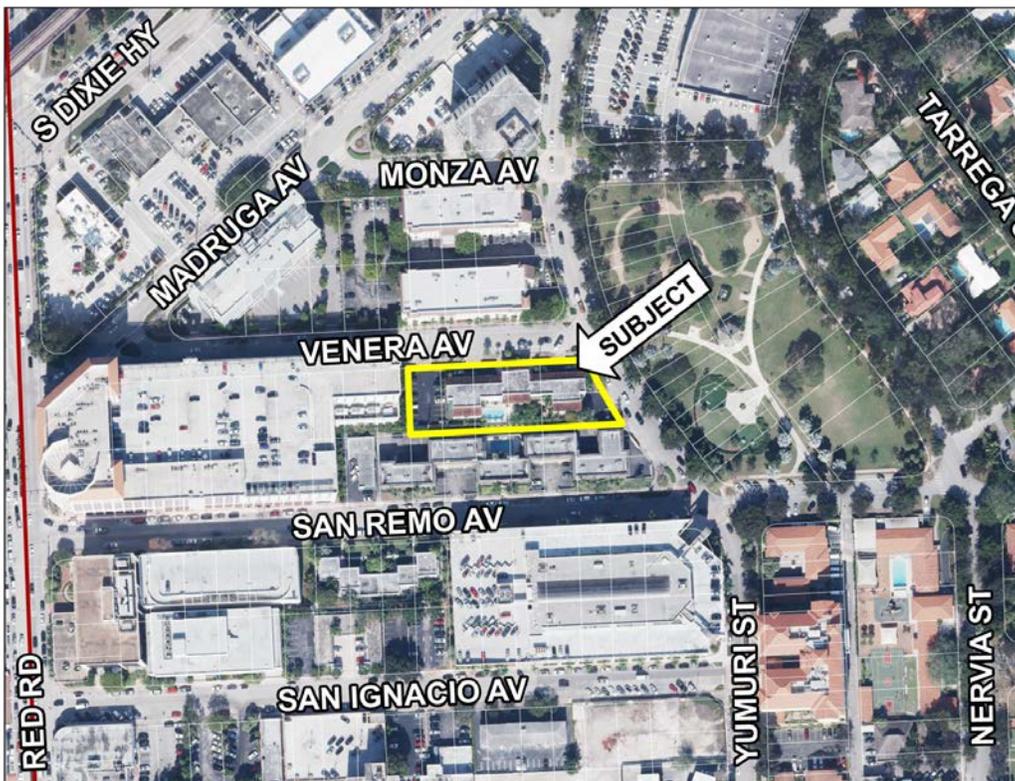
Mixed use projects require commercial land use and zoning designations. Requests have been included with this Application to change the land use of the property from “Residential Multi-Family Medium Density” to “Commercial Mid-Rise Intensity” and the zoning from Multi-Family 2 District (MF2) to Commercial District (C), which are the appropriate commercial designations for this proposed mixed use project.

The property is bounded by Venera Avenue (north) and Yumuri Street (east) as shown on the following location map and aerial photo:

Block, Lot and Section Location Map



Aerial



Site Data and Project Timeline.

Site Data and Surrounding Uses

The following tables provide the subject property’s designations and surrounding land uses:

Existing Property Designations

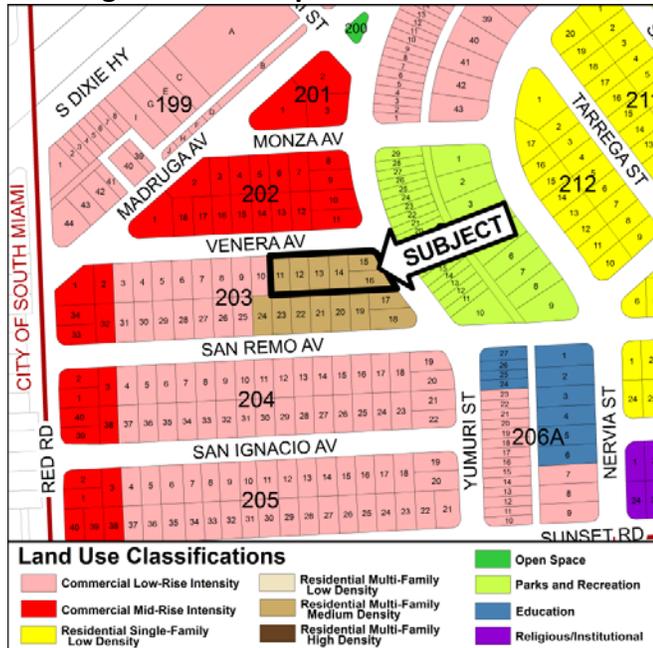
| | |
|--|---|
| Comprehensive Plan Map designation | Residential Multi-Family Medium Density |
| Zoning Map designation | Multi-Family 2 District (MF2) |
| Mixed Use Overlay District (MXOD) | No |
| Mediterranean Architectural District | Yes |
| Coral Gables Redevelopment Infill District | Yes |

Surrounding Land Uses

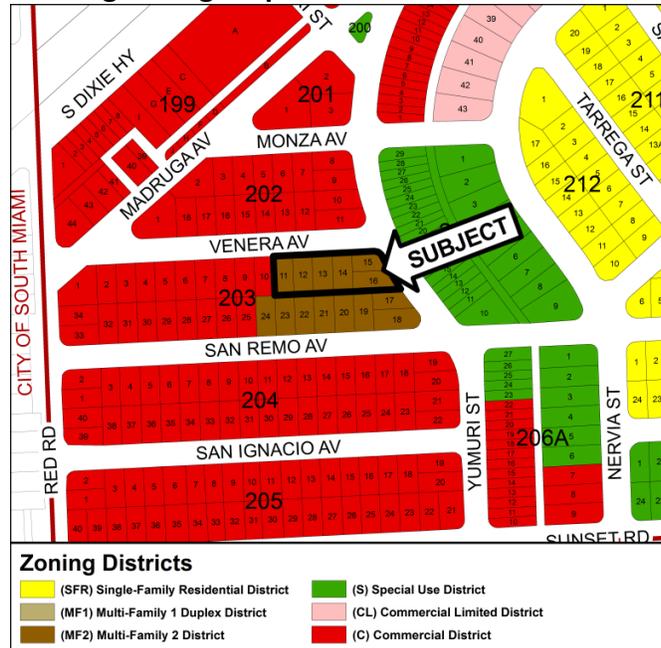
| Location | Existing Land Uses | CP Designations | Zoning Designations |
|----------|--|---|-------------------------------|
| North | 3 story commercial office building | Commercial Mid-Rise Intensity | Commercial District (C) |
| South | 3 story residential multi-family building | Residential Multi-Family Medium Density | Multi-Family 2 District (MF2) |
| East | Riviera Park | Parks and recreation | Special Use District (S) |
| West | Mid-rise Whole Foods/ commercial office building | Commercial Low-Rise Intensity | Commercial District (C) |

The property’s existing land use and zoning designations are illustrated in the following maps:

Existing Land Use Map



Existing Zoning Map



City Review Timeline

The proposal has undergone the following City reviews:

| Type of Review | Date | Result of Review |
|---|----------|--|
| Development Review Committee | 06.27.14 | Comments provided to Applicant |
| Board of Architects | 07.24.14 | Preliminary approval and approval of Mediterranean architectural bonuses |
| Planning and Zoning Board | 10.08.14 | TBD |
| City Commission (1 st reading – change of land use and zoning) | 11.18.14 | TBD |
| City Commission (MXD site plan and 2 nd reading – change of land use and zoning) | TBD | TBD |

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|---|
| <p style="text-align: center;">Proposed Change of Land Use, Change of Zoning and Mixed Use Site Plan Review.</p> |
|---|

Proposal – Application Contents

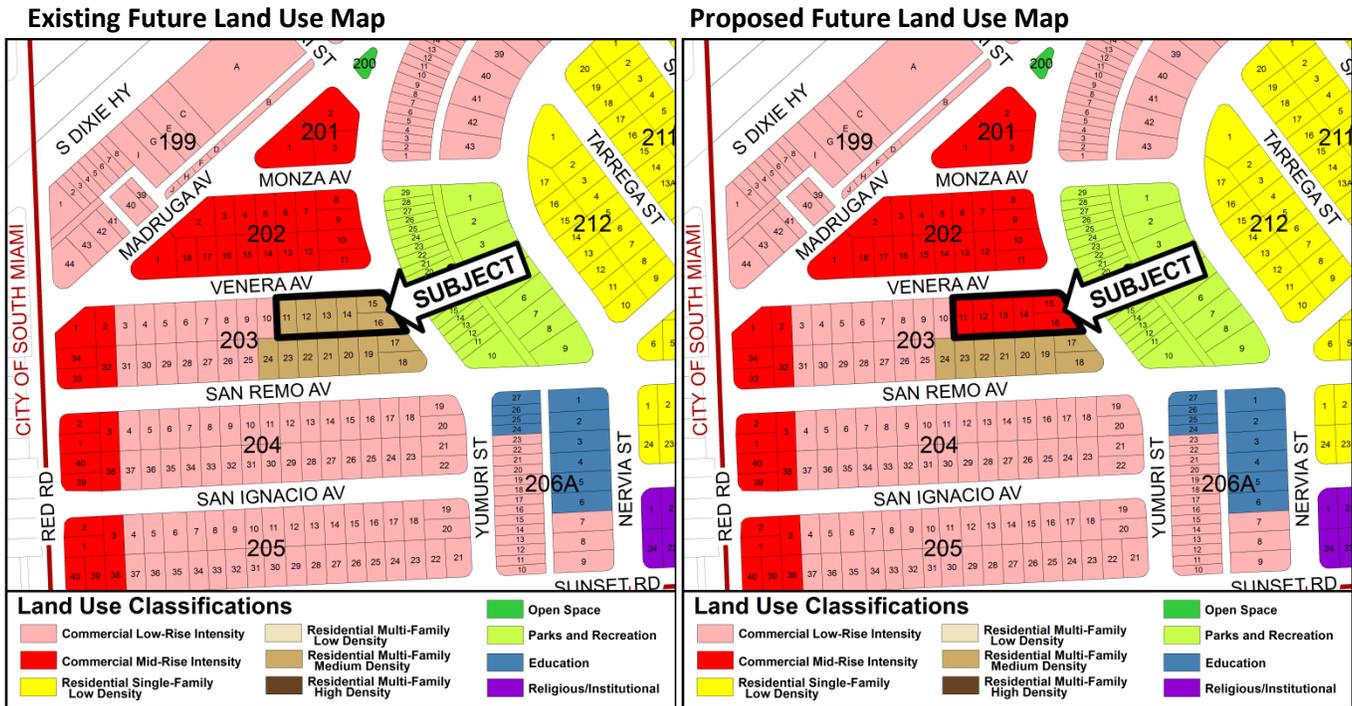
The Application package submitted by the Applicant includes the following (see Attachment A):

- 1) Statement of Use;
- 2) Application;
- 3) Plat;
- 4) Photographs;
- 5) Survey;
- 6) Aerial photographs;
- 7) 3D views;
- 8) Architectural drawings;
- 9) Resolutions, covenants, etc. previously granted;
- 10) Historical Significance letter;
- 11) Concurrency information;
- 12) Lobbyist registration;
- 13) Tax ID; and,
- 14) Traffic study.

Proposal – Change in Land Use and Zoning

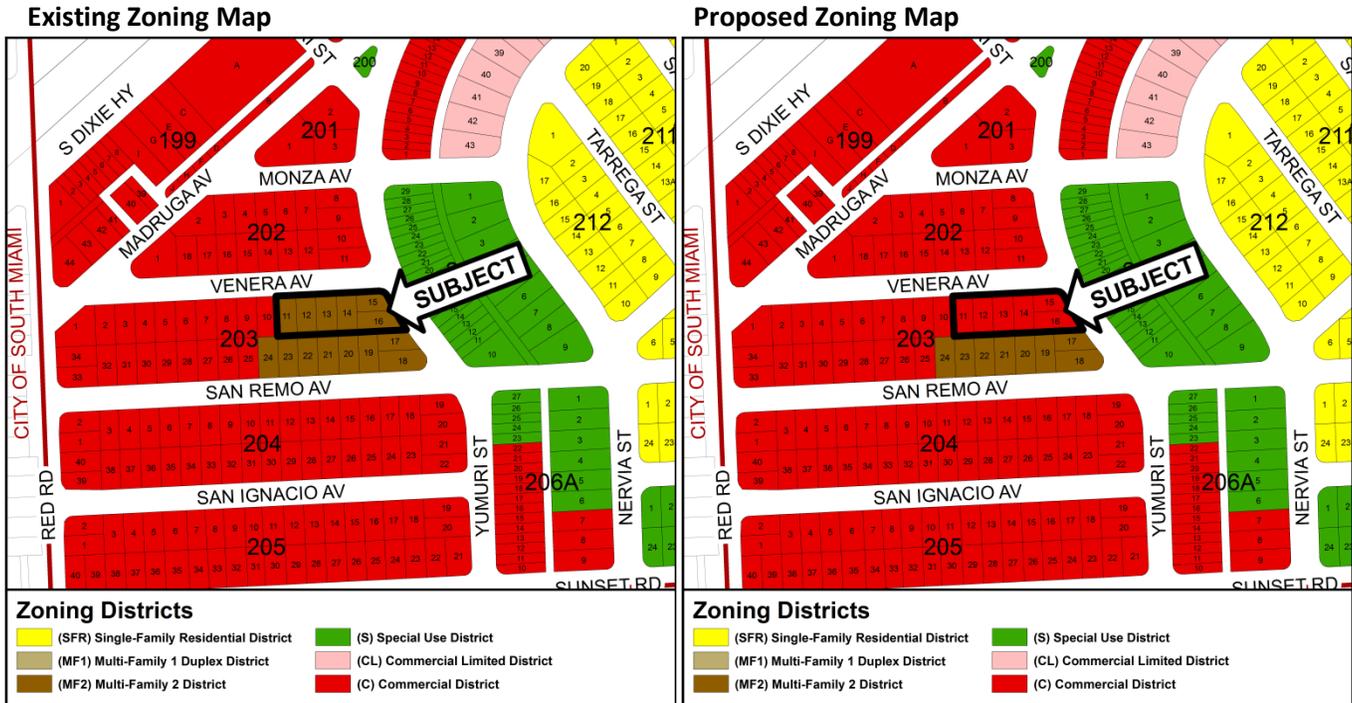
The Applicant is requesting a change to the City’s Future Land Use Map designation from “Residential Multi-Family Medium Density” to “Commercial Mid-Rise Intensity”, and a change of zoning from Multi-Family 2 District (MF2) to Commercial District (C) for the entire property. The change in land use and zoning are the appropriate designations for the proposed mixed use project. A comparison of the

existing Future Land Use Map and Zoning Map designations and the Applicant's requested designations is noted on the following maps:



The Comprehensive Plan's description of the "Commercial Mid-Rise Intensity" land use classification is as follows:

| Comprehensive Land Use Plan – "Table FLU-5. Other Land Uses." | | | |
|---|--|---|---|
| Classification | Description | Density / Intensity | Height |
| Commercial Use, Mid-Rise Intensity | This category is oriented to medium intensity pedestrian and neighborhood commercial uses, including residential, retail, services, office, and mixed use. | Maximum F.A.R. of 3.0, or 3.5 with architectural incentives. Up to an additional 25% F.A.R. may be granted for properties qualifying as receiving sites for Transfer of Development Rights (TDRs). Residential use shall only be permitted as part of a mixed-use development, as provided herein. | Up to 70' maximum (no limitation on floors), or up to 97' maximum (with a maximum 2 additional floors) with architectural incentives per the Zoning Code. |



The Zoning Code’s description of the Commercial District (C) designation is as follows:

| City of Coral Gables Zoning Code – “Article 4 - Zoning Districts” | | | |
|---|--|--|--|
| Designation | Description | Density / Intensity | Height |
| Commercial District (C) | The purpose of the Commercial (C) District is to provide convenient access to higher intensity goods and services throughout the City in conjunction with providing economic stability without adversely impacting the integrity of residential neighborhoods, diminishing the scenic quality of the City or negatively impacting the safe and efficient movement of people and things within the City | When multiple uses are incorporated into a development of four (4) or more stories in height, the floor area ratio (F.A.R.) for each use shall be individually determined and the highest of the individual F.A.R. shall be applied to the entire development. | The maximum permitted height is as follows: a. Pursuant to the Comprehensive Land Use Plan Map designation and/or Site Specific Zoning regulations. b. C properties shall have a height limitation of three (3) floors or forty-five (45) feet, whichever is less, within 100 feet of an adjacent, abutting or contiguous (including streets, waterways, or alleys) SFR and/or MF1 property, as measured from the C property line. |

Proposal – Mixed Use Site Plan

Mediterranean Architectural Style

The project requires Mediterranean architectural style bonuses for building height, setback relief and Floor Area Ratio (FAR). The proposed project received preliminary approval and Mediterranean architectural style approval from the Board of Architects on 07.24.14.

A Preliminary Zoning Analysis was prepared by the Planning and Zoning Division for the project and is provided as Attachment B. A summary of the project is provided in the Applicant’s Zoning Information Sheet submitted with the Applicant and is presented in the following tables.

Site Plan Information:

| Type | Permitted | Proposed |
|--|-----------------|-----------------------------|
| Total site area | --- | 29,802 sq. ft. (0.7 acres) |
| 3.5 FAR x total site area | 104,307 sq. ft. | --- |
| Total square footage of buildings | --- | 104,300 sq. ft. |
| Retail | --- | 3,995 sq. ft. |
| Office and lobby | --- | 2,733 sq. ft. |
| Restaurant (café) | --- | 1,500 sq. ft. |
| Other commercial (fitness gym) | --- | 2,100 sq. ft. |
| Building height | Up to 97'-0" | 97'-0" |
| Number of floors | No limitation | 9 floors |
| Residential unit total (maximum density – 125 units/acre) | 87 units | 65 units |
| Residential unit mix: | | |
| One bedroom | | 16 units |
| Two bedroom | | 21 units |
| Three bedroom | | 28 units |

Setbacks:

| Type | Required* | Proposed |
|-----------------------------|-------------------------------------|----------|
| Front (Yumuri Street) | 0'-0" up to 45' and 10"-0' over 45' | Complies |
| Side street (Venera Avenue) | 0'-0" up to 45' and 10"-0' over 45' | Complies |
| Side interior | 0'-0" up to 45' and 10"-0' over 45' | Complies |
| Rear | 0'-0" up to 45' and 10"-0' over 45' | Complies |

* Setback relief may be awarded for MXD projects approved for Mediterranean style design bonuses.

Landscaping:

| Location | Required | Provided |
|--------------------------------------|---|--|
| Landscape open space (on-site) | Must comply with ZC Section 5-1104 A 1 thru 11 | Complies with Zoning Code requirements |
| Landscape open space (rights-of-way) | Must meet City Streetscape Master Plan requirements | Complies with Zoning Code requirements |

Parking:

| Onsite parking | | |
|--|------------|------------|
| Uses | Required | Proposed |
| Residential units | 128 spaces | 128 spaces |
| Retail use | 16 spaces | 16 spaces |
| Office use | 9 spaces | 9 spaces |
| Restaurant (café) | 15 spaces | 15 spaces |
| Other commercial (fitness gym) | 7 spaces | 7 spaces |
| Total on-site project parking | 175 spaces | 175 spaces |
| Additional parking above required | --- | 0 spaces |
| On-street parking spaces (existing/proposed) | 8 spaces | 7 spaces |
| On-street parking spaces net gain/(loss) | --- | (1 space) |

Site Specific Provisions

There are site specific provisions within Zoning Code Appendix A, “Site Specific regulations” that currently apply to this property. As provided in detail within this report, those site specific provisions require that the site front onto Venera Avenue, restrict the height of apartment buildings on the property not to exceed four (4) stories or forty-five (45) feet, whichever is less, and requires a minimum rear building setback of ten (10) feet.

Zoning Code Appendix A, “Site Specific Regulations” include the following site specific requirements for this property (applicable provisions shown underlined) with Staff comments regarding each:

Section A-89 - Riviera Section Part 14.

A. *Facing of lots.*

1. Lots 15 and 16, Block 203, shall be deemed to face Venera Avenue.
2. Lots 17 and 18, Block 203, shall be deemed to face San Remo Avenue.

Staff comment: The property’s address and functional front/facing of the building and property address are onto Venera Avenue.

C. *Height of buildings.*

2. *No apartment buildings shall be constructed or erected on the following described properties to exceed four (4) stories or forty-five (45) feet in height, whichever is less:*
 - a. *All lots and tracts in Blocks 197, 198 and 199.*

- b. All lots in Blocks 201 and 202.
- c. Lots 3 through 31, inclusive, Block 203.
- d. Lot 4 through 37, inclusive, Block 204.
- e. Lots 4 through 37, inclusive, Block 205.
- f. Lots 4 through 7, inclusive, Lots 9 through 13, inclusive and a portion of Lot 8, Block 208. (2771)

Staff comment: The site specific provision applies to apartment buildings. The provision is not applicable to the proposed commercial project.

E. *Setbacks-Minimum rear.*

- 1. Lots 11 through 16, inclusive, Block 203-Ten (10) feet.
- 2. Lots 17 through 26, inclusive, Block 203-Ten (10) feet.

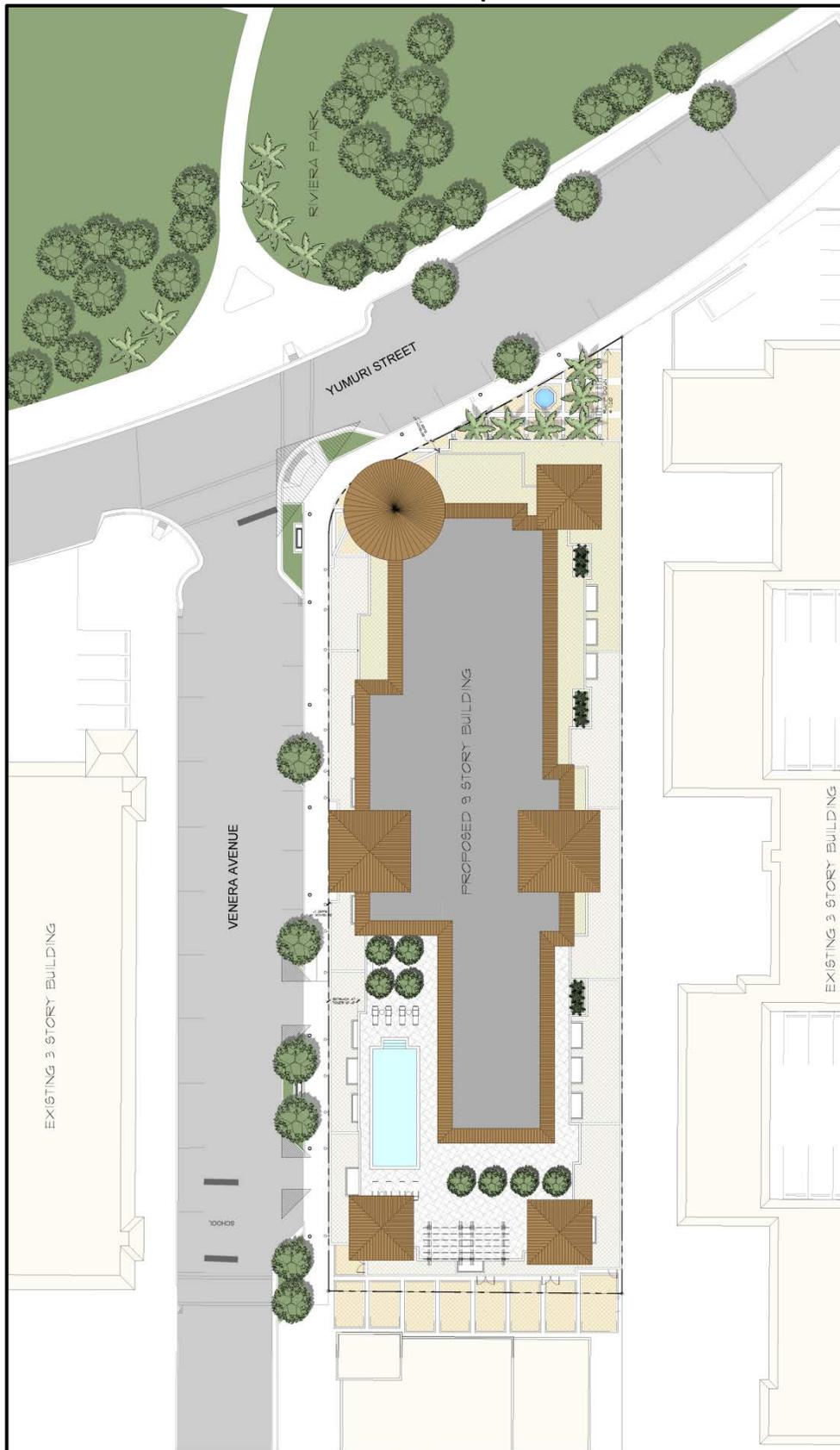
Staff comment: The Applicant is requesting setback relief as is permitted for projects approved for Mediterranean style design bonuses.

The Applicant’s proposed site and landscape plan, ground floor plan and building elevations are provided on the following pages.

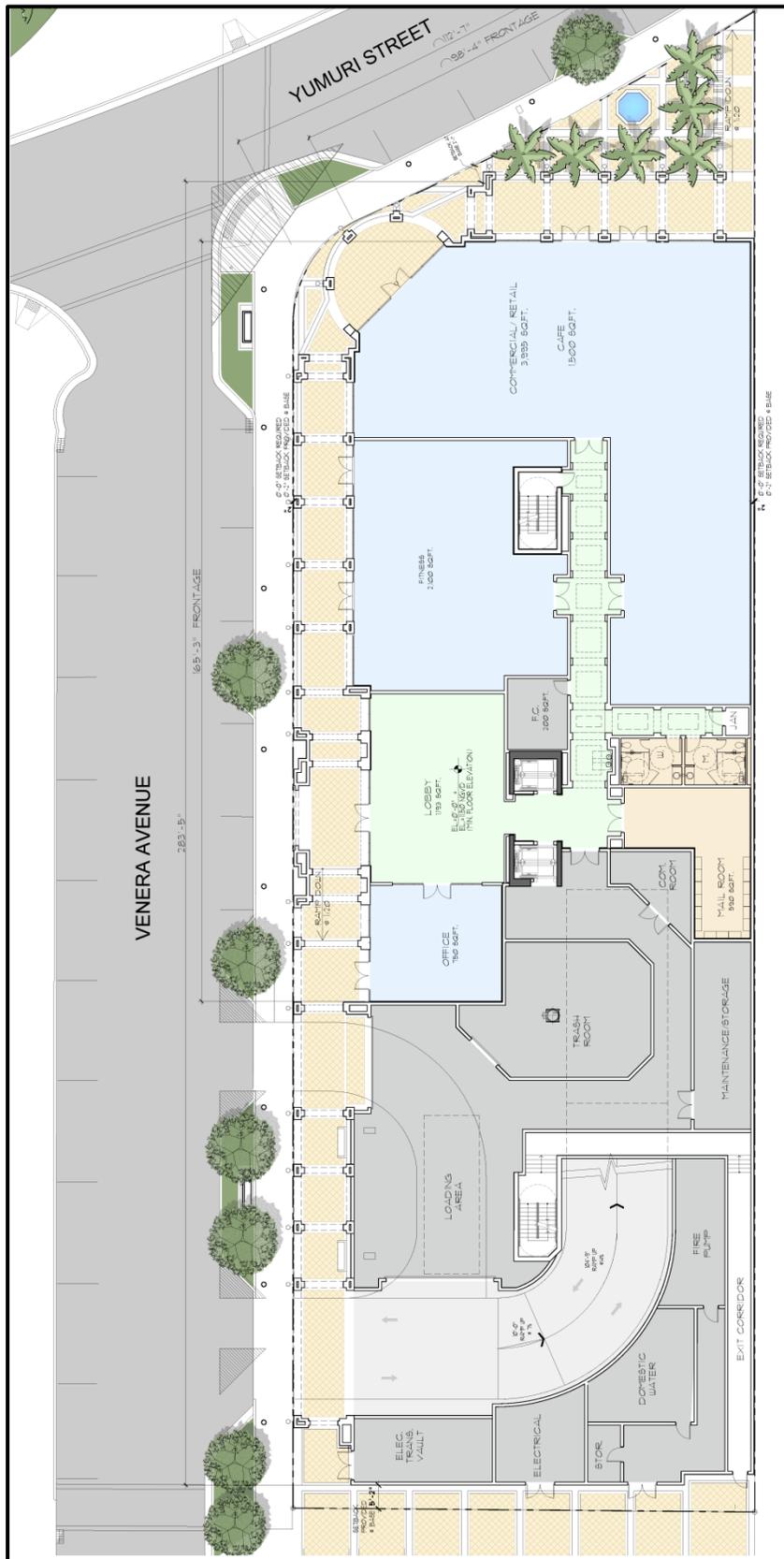
Massing Perspective



Site and Landscape Plan



Ground Floor Plan



East (Yumuri Street) Building Elevation



West Building Elevation



Findings of Fact.

This section of the report presents City Staff’s evaluation of the Applications and Findings of Facts. The City’s responsibility is to review the Applications for consistency with the City’s Comprehensive Plan (CP) Goals, Objectives and Policies and compliance with the Zoning Code and City Code.

Findings of Fact- Change of Land Use

The City's responsibility is to evaluate the application for the Change in Land Use with the appropriate provisions of the Zoning Code, and for "Consistency" with the Comprehensive Plan Goals, Objectives and Policies. The proposal is requesting a change to the City's Future Land Use Map designation from "Residential Multi-Family Medium Density" to "Commercial Mid-Rise Intensity" for the "Shoma Park Tower" mixed use project.

Zoning Code Section 3-1506 provides the standards for Comprehensive Plan (CP) text and map amendments, as follows:

- A. *Proposed amendments to the Text and Maps of the Comprehensive Land Use Plan shall be reviewed pursuant to the following standards:*
1. *Whether it specifically advances any objective or policy of the Comprehensive Land Use Plan.*
 2. *Whether it is internally consistent with Comprehensive Land Use Plan.*
 3. *Its effect on the level of service of public infrastructure.*
 4. *Its effect on environmental resources.*
 5. *Its effect on the availability of housing that is affordable to people who live or work in the City of Coral Gables.*
 6. *Any other effect that the City determines is relevant to the City Commission's decision on the application.*

Staff comments: The standards identified in Section 3-1506 for the proposed CP map amendment are satisfied. The project is consistent with the CP goals, objectives and policies in the Future Land Use, Design and Mobility Elements of the City's Comprehensive Plan as provided herein. This project has been reviewed for compliance with the City's Concurrency Management program. This project will increase the number of available residential multi-family units within an existing commercial district. The Concurrency Impact Statement (CIS) for the project indicates that there is adequate infrastructure available to support the project. This project is not anticipated to have any impact on existing environmental resources.

Findings of Fact- Change of Zoning

Zoning Code Section 3-1404 provides the standards for review of applicant-initiated zoning district boundary changes (change of zoning), as follows:

- A. *An applicant-initiated district boundary change shall be approved if it is demonstrated that the application satisfies all of the following:*
1. *It is consistent with the Comprehensive Land Use Plan in that it:*
 - a. *Does not permit uses which are prohibited in the future land use category of the parcel proposed for development.*
 - b. *Does not allow densities or intensities in excess of the densities and intensities which are permitted by the future land use category of the parcel proposed for development.*
 - c. *Will not cause a decline in the level of service for public infrastructure to a level of service which is less than the minimum requirements of the Comprehensive Land Use Plan.*

- d. Does not directly conflict with any objective or policy of the Comprehensive Land Use Plan.
2. Will provide a benefit to the City in that it will achieve two or more of the following objectives:
 - a. Improve mobility by reducing vehicle miles traveled for residents within a one-half (1/2) mile radius by;
 - i. Balancing land uses in a manner that reduces vehicle miles traveled; or,
 - ii. Creating a mix of uses that creates an internal trip capture rate of greater than twenty percent (20%); or
 - iii. Increasing the share of trips that use alternative modes of transportation, such as transit rider-ship, walking, or bicycle riding; or,
 - b. Promote high-quality development or redevelopment in an area that is experiencing declining or flat property values; or,
 - c. Create affordable housing opportunities for people who live or work in the City of Coral Gables; or
 - d. Implement specific objectives and policies of the Comprehensive Land Use Plan; and
3. Will not cause a substantial diminution of the market value of adjacent property or materially diminish the suitability of adjacent property for its existing or approved use.

Staff comments: The standards identified in Section 3-1404 for the proposed zoning district boundary changes are satisfied. The Applicant's proposed Commercial District (C) zoning designation is consistent with the commercial designation of the majority of properties in the Red Road/Sunset Road commercial district, and is the appropriate designation for the proposed mixed use project. The project is consistent with the CP goals, objectives and policies in the Administration, Future Land Use, Design and Mobility Elements of the City's Comprehensive Plan as provided herein. The Concurrency Impact Statement (CIS) for the project indicates that there is adequate infrastructure available to support the project. This project is not anticipated to have any impact on existing environmental resources.

The property would be improved by the Applicant with curb paving and landscaping. This project will increase the number of available residential multi-family units within an existing commercial district, which could provide housing to employees working in the commercial district, resulting in reduced vehicular trips.

Findings of Fact- Mixed Use Site Plan

Mixed Use District (MXD) Purpose and Objectives

The current MXD Zoning Code provisions were adopted by Ordinance No. 2004-04 on 01.13.04 and subsequently revised and readopted as a part of the comprehensive Zoning Code rewrite. The MXD was created as a "voluntary" overlay zoning designation that is supplemental to the underlying zoning designations and other applicable City regulations. Property owners who choose to develop under these regulations and secure site plan approval are regulated by the underlying zoning district, Zoning Code and Comprehensive Plan.

Zoning Code, Division 2, Overlay and Special Purpose Districts, Section 4-201, "Mixed Use District - Purpose" provides for the following:

- “1. Provide the method by which tracts of land may be developed as a planned unified project rather than on a lot-by-lot basis as provided for in the City’s other regulations.*
- 2. Provide for residential uses at higher densities in exchange for public realm improvements.*
- 3. Provide maximum design freedom by permitting property owners an opportunity to more fully utilize the physical characteristics of the site through modified development regulations and the planned mixing of uses.*
- 4. Require that property within the District will be developed through a unified design providing continuity among the various elements causing a better environment.*
- 5. Create a diversity of uses within walking distance, including but not limited to: residential, offices, workplaces, neighborhood commercial, and public open spaces.*
- 6. By organizing appropriate building densities, public transit will be further strengthened as an alternative to the use of private vehicles.*
- 7. Provide a strong emphasis on aesthetics and architectural design through the use of the regulations and the planned mixing of uses to establish identity, diversity and focus to promote a pedestrian friendly environment.”*

Staff comments: The compliance of the Applicant’s plans with the mixed-use requirements and performance standards set out in Zoning Code Section 4-201 (D) through (M) has been evaluated and is provided in the Preliminary Zoning Analysis prepared by the Planning and Zoning Division provided as Attachment B. That analysis determined that the proposal satisfies the Code’s minimum requirements for a mixed use project.

Site Plan Review Criteria

Section 3-406 of the Zoning Code states that the Planning and Zoning Board shall review applications for conditional use (site plan review) and provide a recommendation to the City Commission whether they should grant approval, grant approval subject to specific conditions or deny the application. The Planning and Zoning Division, Planning and Zoning Board and City Commission may recommend such conditions to an approval that are necessary to ensure compliance with the standards set forth in Section 3-408.

The Applicant’s plans have been compared to the site plan review criteria set out in Zoning Code Section 3-408 as follows:

- A. *“The proposed conditional use is consistent with and furthers the goals, objectives and policies of the Comprehensive Land Use Plan and furthers the purposes of these regulations and other City ordinances and actions designed to implement the Plan.”*

Staff comments: As concluded in this Report, this Application is “consistent” with the CP’s Goals, Objectives and Policies with the recommended conditions of approval and site plan provisions incorporated by the Applicant which address the City’s objectives for encouraging mixed use development in the commercial districts of the City.

- B. *“The available use to which the property may be put is appropriate to the property that is subject to the proposed conditional use and compatible with existing and planned uses in the area”.*

Staff comments: The subject property is located within the Red Road/Sunset Road commercial district, and mixed use projects are encouraged to locate within the City’s commercial districts. The project is similar and complimentary to existing commercial projects in the Red Road/Sunset Road commercial district, and the property was previously used for residential multi-family use.

- C. *“The proposed conditional use does not conflict with the needs and character of the neighborhood and the City”.*

Staff comments: The redevelopment of this property as a mixed use project fulfills the objective of the City to attract mixed use developments to the commercial districts of the City and the creation of a pedestrian oriented urban environment. The introduction of residential dwelling units into the area will provide the economic support for the surrounding commercial and retail uses. The project’s ground floor pedestrian amenities enhance the existing uses within the Red Road/Sunset Road commercial district. The project is required to underground all overhead utilities. In addition, the proposal includes public realm improvements (i.e., under and over story landscaping, pedestrian benches, bicycle racks, waste receptacle, etc.) that will provide amenities for pedestrians.

- D. *“The proposed conditional use will not adversely or unreasonably affect the use of other property in the area.”*

Staff comments: The proposed mixed use project is similar and consistent with scale and character of other commercial developments within the Red Road/Sunset Road commercial district and U.S. 1 corridor, both existing and currently under construction. Adding residential dwelling units into the area will provide additional economic support for the surrounding commercial and retail uses. This development is consistent with the proposed zoning and Comprehensive Plan Map designation, and it will not adversely or unreasonably affect the use of other adjoining, adjacent and contiguous properties in the area.

- E. *“The proposed use is compatible with the nature, condition and development of adjacent uses, buildings and structures and will not adversely affect the adjacent uses, buildings or structures”.*

Staff comments: The planned redevelopment of this property as a mixed use project is compatible and complies with the intent of the Zoning Code Mixed Use District design regulations and Comprehensive Plan Mixed Use District (MXD) provisions. The proposed project height and massing is consistent with surrounding Red Road/Sunset Road commercial district properties, and potential future height of the mid-rise multi-family apartment properties located to the south of the project site. The mixed use project would be consistent with the proposed “Commercial, Mid-Rise Intensity” land use and Commercial District (C) zoning designations.

- F. *“The parcel proposed for development is adequate in size and shape to accommodate all development features.”*

Staff comments: The subject property is larger than the minimum 20,000 square foot size required for an individual mixed use project (not located within a designated MXD Overlay District). The Preliminary Zoning Analysis prepared by the Planning and Zoning Division included with the Application package is provided as Attachment B. That analysis indicates that the proposal satisfies the Code's requirements for a mixed use project.

- G. *"The nature of the proposed development is not detrimental to the health, safety and general welfare of the community."*

Staff comments: The project site is surrounded by properties with either commercial or multi-family zoning designations, all of which allow for low-rise or mid-rise development. The height of the project is consistent with the property's proposed "Commercial Mid-Rise Intensity" land use designation. The proposed project is consistent with the stated goals and objectives for mixed use redevelopment in the City's commercial districts. The redevelopment of this property as a mixed use project fulfills the objective of the City to attract mixed use developments to the City's commercial districts and the creation of a pedestrian oriented urban environment. The project's ground floor pedestrian amenities enhance the existing and future uses surrounding the property and within the Red Road/Sunset Road commercial district.

- H. *"The design of the proposed driveways, circulation patterns and parking is well defined to promote vehicular and pedestrian circulation."*

Staff comments: All vehicular parking for the project and service access is within the confines of the building, and is physically separated from pedestrian circulation around the perimeter of the project. The project's ground floor pedestrian amenities enhance the redevelopment of the area. The project will be required to underground all overhead utilities. In addition, the proposal includes significant public realm improvements (i.e., under and over story landscaping, pedestrian benches, bicycle racks, waste receptacles, etc.) that will provide amenities for pedestrians.

- I. *"The proposed conditional use satisfies the concurrency standards of Article 3, Division 13 and will not adversely burden public facilities, including the traffic-carrying capacities of streets, in an unreasonable or disproportionate manner"*.

Staff comments: The proposed project was reviewed for concurrency, and it was found that there is adequate infrastructure including water, sewer, open space, parks and recreation facilities available to support the project.

Traffic Study

The property is located in the Gables Redevelopment Infill District (GRID), which was created to encourage infill development by exempting projects from concurrency analysis for traffic capacity. A Traffic Study was submitted with the Application prepared by David Plummer and Associates and dated August 2014. The Traffic Study has been reviewed by the Public Works Department and all comments have been satisfactorily addressed.

Concurrency Management

This project has been reviewed for compliance with the City’s Concurrency Management program. The Concurrency Impact Statement (CIS) for the project indicates that there is adequate infrastructure available to support the project. A copy of the CIS is provided with the application for review (see Attachment A).

Public School Concurrency Review

Pursuant to the Educational Element of the City’s Comprehensive Plan, Article 3, Division 13 of the Zoning Code, and State of Florida growth management statute requirements, public school concurrency review is required prior to final Board of Architects review for all applications for development approval in order to identify and address the impacts of new residential development on the levels of service for public school facilities. For a residential development to secure a building permit, adequate school capacity must be available or scheduled to be under actual construction within three years of the final approval. If capacity is not available, the developer, school district and affected local government must work together to find a way to provide capacity before the development can proceed. A letter was received from the Miami-Dade County Public School Board dated 07.29.14 stating the proposed project had been reviewed and that the required Level of Service (LOS) standard had been met at all three school levels and that school capacity has been reserved for a period of one year. A copy of that letter is provided with the application for review (see Attachment A).

Art in Public Places Program

The Applicant is required to satisfy the City’s Art in Public Places program by either providing public art on site, or providing a contribution to the Art in Public Places Fund. The Applicant has indicated that they intend to contribute to the Art in Public Places Fund. If the Applicant should propose to provide public art on-site, the Applicant must comply with all City requirements for Art in Public Places, which will include having the proposed artist and concept reviewed by the Arts Advisory Panel and Cultural Development Board, and Board of Architects approval before being submitted to the City Commission. This requirement has been included as a recommended condition of approval.

Consistency Evaluation of the Comprehensive Plan (CP) Goals, Objectives and Policies

This section provides those CP Goals, Objectives and Policies applicable to the Application and the determination of consistency:

| Ref. No. | CP Goal, Objective and Policy | Staff Review |
|----------|---|--------------|
| 1. | Goal FLU-1. Protect, strengthen, and enhance the City of Coral Gables as a vibrant community ensuring that its neighborhoods, business opportunities, shopping, employment centers, cultural activities, historic value, desirable housing, open | Complies |

| Ref. No. | CP Goal, Objective and Policy | Staff Review |
|----------|--|--------------|
| | spaces, and natural resources make the City a very desirable place to work, live and play. | |
| 2. | Objective FLU-1.1. Preserve Coral Gables as a “placemaker” where the balance of existing and future uses is maintained to achieve a high quality living environment by encouraging compatible land uses, restoring and protecting the natural environment, and providing facilities and services which meet or exceed the minimum Level of Service (LOS) standards and meet the social and economic needs of the community through the Comprehensive Plan and Future Land Use Classifications and Map (see FLU-1: Future Land Use Map). | Complies |
| 3. | Objective FLU-1.2. Efforts shall continue to be made to control blighting influences, and redevelopment shall continue to be encouraged in areas experiencing deterioration. | Complies |
| 4. | Policy FLU-1.3.3. Non-residential uses designated in the Comprehensive Plan which cause significant noise, light, glare, odor, vibration, dust, hazardous conditions or industrial traffic, shall provide buffering such as landscaping, walls and setbacks, when located adjacent to or across the street from incompatible uses such as residential uses. | Complies |
| 5. | Policy FLU-1.1.5. Mixed-Use land use classifications (Land use descriptions provided herein are general descriptions, refer to underlying/assigned Zoning Classification for the list of permitted uses) as presented in Table FLU-4., entitled “Mixed-Use land use”. | Complies |
| 6. | Policy FLU-1.7.1. Encourage effective and proper high quality development of the Central Business District, the Industrial District and the University of Miami employment centers which offer potential for local employment in proximity to protected residential neighborhoods. | Complies |
| 7. | Policy FLU-1.7.2. The City shall continue to enforce the Mediterranean architectural provisions for providing incentives for infill and redevelopment that address, at a minimum, the impact on the following issues: <ul style="list-style-type: none"> • Surrounding land use compatibility. • Historic resources. • Neighborhood Identity. • Public Facilities including roadways. • Intensity/Density of the use. • Access and parking. • Landscaping and buffering. | Complies |
| 8. | Policy FLU-1.9.1. Encourage balanced mixed use development in the central business district and adjoining commercial areas to promote pedestrian activity and provide for specific commitments to design excellence and long term economic and cultural vitality. | Complies |
| 9. | Objective FLU-1.11. Maintain a pattern of overall low density residential use with limited medium and high density residential uses in appropriate areas to preserve the low intensity and high quality character of the residential neighborhoods. | Complies |

| Ref. No. | CP Goal, Objective and Policy | Staff Review |
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| 10. | Policy FLU-1.11.1. Maintain and enforce effective development and maintenance regulations through site plan review, code enforcement, and design review boards and committees. | Complies |
| 11. | Goal DES-1. Maintain the City as a livable city, attractive in its setting and dynamic in its urban character. | Complies |
| 12. | Objective DES-1.1. Preserve and promote high quality, creative design and site planning that is compatible with the City's architectural heritage, surrounding development, public spaces and open spaces. | Complies |
| 13. | Policy DES-1.1.3. Ensure that the design of buildings and spaces in historic areas of the City complements, is compatible with, does not attempt to imitate and does not undermine the City's historic character. | Complies |
| 14. | Policy DES-1.1.5. Promote the development of property that achieves unified civic design and proper relationship between the uses of land both within zoning districts and surrounding districts, by regulating, limiting and determining the location, height, density, bulk and massing, access to light and air, area of yards, open space, vegetation and use of buildings, signs and other structures. | Complies |
| 15. | Policy DES-1.1.6. Maintain the character of the residential and nonresidential districts, and their peculiar suitability for particular uses. | Complies |
| 16. | Policy DES-1.2.1. Continue the award of development bonuses and/or other incentives to promote Coral Gables Mediterranean design character providing for but not limited to the following: creative use of architecture to promote public realm improvements and pedestrian amenities; provide a visual linkage between contemporary architecture and the existing and new architectural fabric; encourage landmark opportunities; and creation of public open spaces. | Complies |
| 17. | Policy DES-1.2.2. Require that private development and public projects are designed consistent with the City's unique and historical Mediterranean appearance in balance with contemporary architecture. | Complies |
| 18. | Objective DES-1.3. Encourage high quality signage that is attractive, appropriately located and scaled, and balances visibility with aesthetic needs. | Complies |
| 19. | Objective HOU-1.5. Support the infill of housing in association with mixed use development. | Complies |
| 20. | Objective MOB-1.1. Provide solutions to mitigate and reduce the impacts of vehicular traffic on the environment, and residential streets in particular with emphasis on alternatives to the automobile including walking, bicycling, public transit and vehicle pooling. | Complies |
| 21. | Policy MOB-1.1.1. Promote mixed use development to provide housing and commercial services near employment centers, thereby reducing the need to drive. | Complies |
| 22. | Policy MOB-1.1.2. Encourage land use decisions that encourage infill, redevelopment and reuse of vacant or underutilized parcels that support walking, bicycling and public transit use. | Complies |
| 23. | Policy MOB-1.1.3. Locate higher density development along transit corridors and near multimodal stations. | Complies |

| Ref. No. | CP Goal, Objective and Policy | Staff Review |
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| 24. | Policy MOB-1.1.5. Improve amenities within public spaces, streets, alleys and parks to include the following improvements: seating; art; architectural elements (at street level); lighting; bicycle parking; street trees; improved pedestrian crossing with bulb-outs, small curb radii, on-street parking along sidewalks, pedestrian paths and bicycle paths to encourage walking and cycling with the intent of enhancing the feeling of safety. | Complies |
| 25. | Policy MOB-1.1.8. Protect residential areas from parking impacts of nearby nonresidential uses and businesses and discourage parking facilities that intrude, impact and increase traffic into adjacent residential areas. | Complies |
| 26. | Policy MOB-2.7.1. The City shall, via the review of development projects and city transportation improvement projects, conserve and protect the character and livability of all residential neighborhoods by preventing the intrusion of through vehicles on local and collector streets. The City shall discourage through traffic in neighborhoods and may incorporate traffic management and calming measures including, but not limited to, signage, landscape design, traffic calming devices and roadway design. | Complies |
| 27. | Policy MOB-2.8.1. The City shall continue implementation and further strengthen the City’s existing land development regulations requiring the placement of landscaping within rights-of-way to complete the following: <ul style="list-style-type: none"> •Promote expansion of the City’s existing tree canopy. •Provide screening of potentially objectionable uses. •Serve as visual and sound buffers. •Provide a comfortable environment for pedestrian walking (walkability) and other activities. •Improve the visual attractiveness of the urban and residential areas (neighborhoods). | Complies |
| 28. | Policy MOB-2.8.2. The City is its development of the downtown and and/or central business district shall promote the installation of landscaping within the rights-of-way and private properties since the urban fabric will be transformed into a significant urban center as build-out continues pursuant to the established Comprehensive Plan. | Complies |

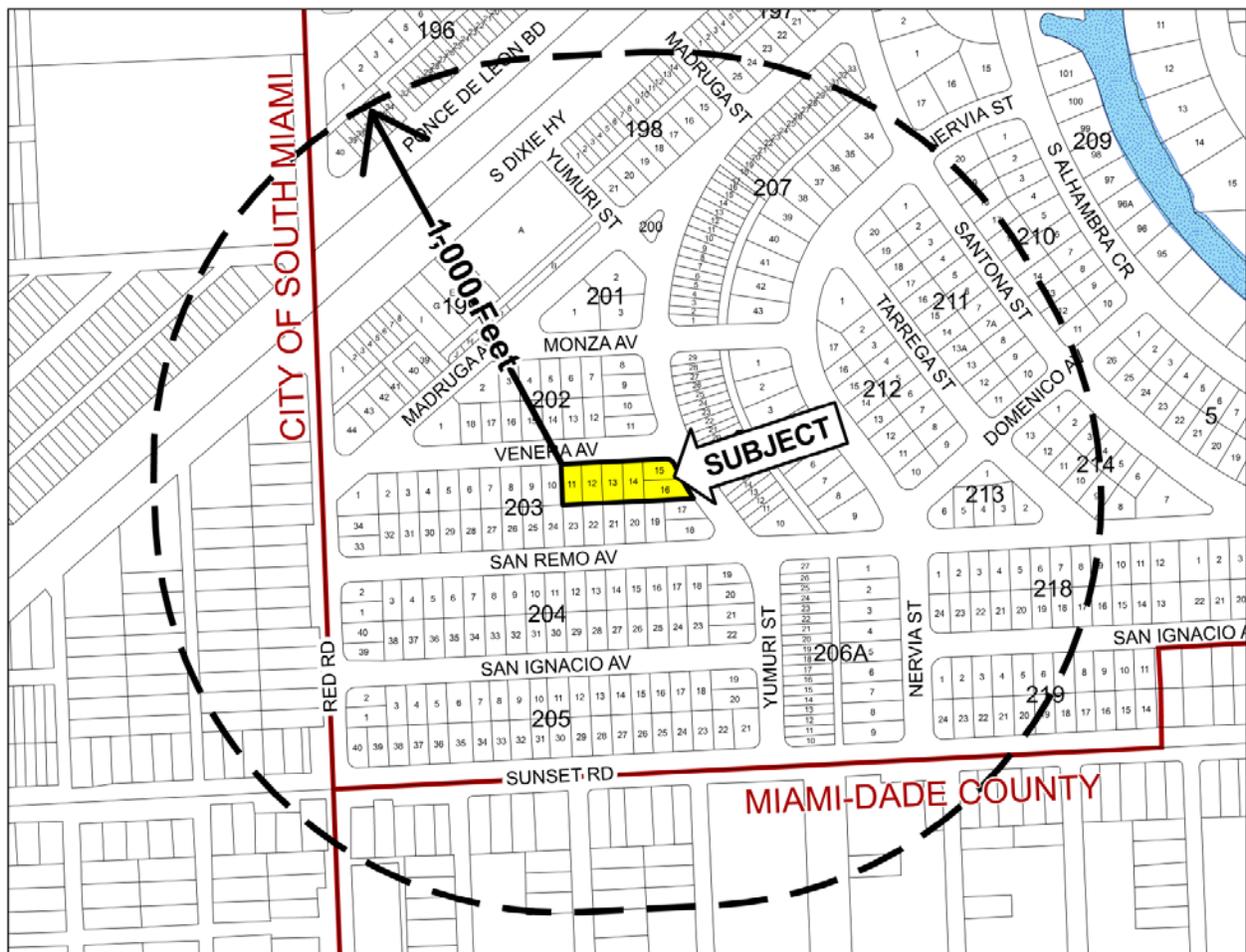
Staff Comments: Staff’s determination that this application is “consistent” with the CP Goals, Objectives and Policies that are identified is based upon compliance with conditions of approval recommended by Staff. The Applicant’s plans address the City objectives for encouraging mixed use development in the City’s commercial districts.

Public Notification and Comments.

The Applicant completed the mandatory neighborhood meeting with notification to all property owners within 1,000 feet of the property. A copy of meeting invitation and attendance list is on file with the Planning Division.

The Zoning Code requires that a courtesy notification be provided to all property owners within 1,000 feet of the property. The notice indicates the following: applications filed; public hearing dates/time/location; where the application files can be reviewed and provides for an opportunity to submit comments. Approximately 368 notices were mailed. A copy of the legal advertisement and courtesy notice are provided as Attachments C and D. A map of the notice radius is as follows:

Courtesy Notification Radius Map



The following has been completed to solicit input and provide notice of the Application:

Public Notice

| Type | Date |
|---|----------|
| Applicant’s neighborhood meeting | 09.23.14 |
| Courtesy notification-1,000 ft. of the property | 09.26.14 |
| Posting of property | 09.26.14 |
| Legal advertisement | 09.26.14 |
| Posted agenda on City web page/City Hall | 10.03.14 |
| Posted Staff report on City web page | 10.03.14 |

Staff Recommendation and Conditions of Approval.

The Planning and Zoning Division based upon the complete Findings of Fact contained within this Report recommends **approval** of the following subject to all of the conditions of approval as specified herein:

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 11-16, Block 203, Riviera Section Part 14 (1500 Venera Avenue), Coral Gables, Florida; and, providing for severability, repealer and an effective date. (LPA review)*
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 11-16, Block 203, Riviera Section Part 14 (1500 Venera Avenue), Coral Gables, Florida; and providing for severability, repealer and an effective date. (PZB review)*
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 “Shoma Park Tower” on the property legally described as Lots 11-16, Block 203, Riviera Section Part 14 (1500 Venera Avenue), Coral Gables, Florida; including required conditions; providing for an effective date. (PZB review)*

Summary of the Basis for Approval

Consistency with the Comprehensive Plan Goals, Objective and Polices. Staff’s support of the Application for the change of land use, change of zoning and mixed use site plan review is based on compliance with the Comprehensive Plan (CP) Goals, Objectives and Policies, Zoning Code and other applicable Codes as enumerated in the complete Findings of Fact presented within this Staff Report.

Conditions of Approval

In furtherance of the Comprehensive Plan's Goals, Objectives and Policies, Zoning Code and other applicable City provisions, the recommendation for approval of the change of land use, change of zoning and mixed use project referred to as "Shoma Park Tower" is subject to all of the following conditions of approval:

1. Application/supporting documentation. Construction of the proposed project shall be in substantial conformance with all of the following:
 - a. Applicant's Planning and Zoning Board submittal package dated 10.08.14, prepared by Behar Font & Partners, P.A.
 - b. Traffic Impact Study, dated August 2014 prepared by David Plummer and Associates.
 - c. All representations proffered by the Applicant's representatives as a part of the review of the Application at public hearings.
2. 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. Failure to submit the draft restrictive covenant within the specified time frame shall render the approval void unless said time frame for submittal of the draft restrictive covenant is extended by the City Attorney after good cause as to why the time frame should be extended.
3. Prior to the issuance of a City Building Permit for the project, the Applicant, property owner(s), its successors or assigns, shall satisfy the following conditions:
 - a. On-street parking. Payment shall be provided by Applicant, its successors or assigns according to established City requirements for the loss of any on-street parking space as a result of the project.
 - b. Construction information/contact. Provide written notice to all properties within five hundred (500) feet of the Shoma Park Tower project (1500 Venera Avenue), providing a specific liaison/contact person for the project including the contact name, contact telephone number and email, to allow communication between adjacent neighbors or interested parties of construction activities, project status, potential concerns, etc.
 - c. Comply with all City requirements for Art in Public Places, which will include either a contribution to the Art in Public Places Fund, or having the proposed artist and public art concept be reviewed by the Arts Advisory Panel and Cultural Development Board, and Board of Architects approval before being submitted to the City Commission. The Applicant's compliance with all requirements of the Art in Public Places program shall be coordinated by the Director of Economic Sustainability.
4. Written notice. Provide a minimum of seventy-two (72) hour written notice to all properties within five hundred (500) feet of the Shoma Park Tower project (1500 Venera Avenue) boundaries of any proposed partial street/alley closures as a result of the project's construction activity. Complete street/alley closure shall be prohibited.
5. Prior to the issuance of a Certificate of Occupancy (CO) for the project, the Applicant, property owner, its successors or assigns shall complete the following:
 - a. Right-of-way and public realm improvements. Installation of all right-of-way improvements and all landscaping, public realm and streetscape improvements identified on the Applicant's approved plans, subject to review and approval by the Directors of Public Works, Public Service

and Planning and Zoning. Any changes to and departures from the right-of-way and public realm improvements identified on the Applicant's approved plans and associated detail plans and specifications via the permitting process shall be subject to review and approval by Directors of Public Works, Public Service, Planning and Parking.

- b. Undergrounding of overhead utilities. In accordance with Zoning Code Article 4 "Zoning Districts", more specifically, Section 4-201, "Mixed use District (MXD)," and Article 4, "Zoning Districts," Table 1, sub-section L, "Utilities", the Applicant shall submit all necessary plans and documents, and shall complete the undergrounding of all overhead utilities along all public rights-of-way surrounding and abutting the project boundary, subject to review and approval by the Directors of Public Works, Public Service and Planning and Zoning.

A t t a c h m e n t s .

- A. Applicant's Planning and Zoning Board submittal package dated 10.08.14, prepared by Behar Font & Partners, P.A.
- B. 06.20.14 Planning and Zoning Division Preliminary Zoning Analysis.
- C. 09.26.14 Legal notice published.
- D. 09.26.14 Courtesy notice mailed to all property owners within 1,000 feet.

Please visit the City's webpage at www.coralgables.com to view all Application plans and materials, notices, applicable public comments, minutes, etc. The complete Application and all background information also is on file and available for examination during business hours at the Planning Division, 427 Biltmore Way, Suite 201, Coral Gables, Florida, 33134.

Respectfully submitted,



Ramon Trias
Director of Planning and Zoning
City of Coral Gables, Florida

DRC Zoning Review: Shoma Park Tower

Prepared by Planning Division – 06.20.2014 (revised)

Review based on plans dated 06.06.14

Existing designations and site data:

| Category | Site Info |
|---|--|
| Property address | 1500 Venera Avenue |
| Property legal description | Lots 11-16, Block 203, Riviera Section Part 14 |
| Total site area (sq. ft.) | 29,802 sq. ft. (see Survey) |
| Existing property uses | Multi-Family Apartment Building |
| Existing Comprehensive Plan Future Land Use Map designation(s) | Residential Use, Multi-Family Medium Density |
| Proposed Comprehensive Plan Future Land Use Map designation(s) | Commercial Use, Mid-Rise Intensity |
| Existing Zoning Map designation(s) | MF2; Multi-Family 2 District |
| Proposed Zoning Map designation(s) | C; Commercial District |
| Eligible to utilize Mixed Use District (MXD) provisions | Eligible to utilize Individual MXD Building provisions. |
| Within Central Business District (CBD) | No |
| Within Mediterranean Architectural District (citywide) | Yes |
| Within Coral Gables Redevelopment Infill District (GRID) (Traffic Concurrency Exemption Zone) | Yes |
| Restrictive Covenant | Restrictive Covenant required in Lieu of a Unity of Title. |

| Category | Site Info |
|--|---|
| Total site area (sq. ft.) | 29,802 sq. ft. (see Survey) |
| Floor area ratio (FAR) permitted – Maximum 3.0 FAR (without Mediterranean bonus) | 89,406 sq. ft. |
| Floor area ratio (FAR) permitted – Maximum 3.5 FAR (with Mediterranean bonus) | 104,307 sq. ft. |
| Floor area ratio (FAR) proposed | 104,300 sq. ft. |
| Building height (feet) permitted | 70 feet as-of-right; 97 feet with Mediterranean bonus |
| Building height (feet) proposed | 97' - 0" (applying for Mediterranean bonus) |

Note: The review provided herein is not a comprehensive analysis and is intended only to identify concerns at the Development Review Committee (DRC) level in order to inform the applicant of any changes that may be necessary to allow further review of the application to proceed.

DRC Zoning Review: Shoma Park Tower

Zoning Code Review:

| Zoning Code Section | Reference/Provision | Required/Provided |
|--|---|--|
| Sec. 3-401 | Conditional Uses | Requires conditional use review by the Planning and Zoning Board (PZB) and approval by the City Commission (CC). |
| Sec. 3-1201 | Abandonment and Vacation of Non-Fee Interests | Not applicable. |
| Sec. 3-2001 | Art in Public Places | To be determined. Pursuant to Sec. 3-2004, a proposed Art in Public Places development agreement and recommendation from Economic Sustainability is required for PZB review. |
| Section 4-201. Mixed Use District (MXD) | | |
| Sec. 4-201.A.7.e.i. | MXD development permitted within (C) Commercial and (I) Industrial Districts only | Complies. |
| Sec. 4-201.B | Permitted Uses | Complies. |
| Sec. 4-201.C | Conditional Uses | Conditional uses require review by the PZB and approval by the CC. |
| D. Performance Standards | | |
| Sec. 4-201.D.2 | Minimum site area for an MXD project/building. Twenty-thousand (20,000) square feet | Complies. Site Area: 29,802 sq. ft. (see Survey) |
| Sec. 4-201.D.4 | Lot coverage. No minimum or maximum. | Complies. |
| Sec. 4-201.D.5 | Mixed use percentages. Provide a minimum of eight (8%) percent of the total square footage of the building square footage (not including parking garage square footage) or the entire ground floor, whichever is greater, of permitted ground floor uses. Remaining portions of the building may be uses permitted in the underlying zoning designations as modified by these regulations. | Complies. |
| E. Building regulations. | | |
| Sec. 4-201.E.2 | Encroachments for balconies, awnings, etc. Subject to applicable regulations. | Subject to applicable regulations. |
| Sec. 4-201.E.4 | Floors. No minimum or maximum required. | Complies. |
| Sec. 4-201.E.5 | Floor-to-floor height. The minimum floor-to-floor height shall be permitted as regulated per the Building Code. | Floor-to-floor height to be approved by the Building Official. |
| Sec. 4-201.E.7 | Heights of architectural elements, etc. | Complies. Maximum permitted height with architectural |

DRC Zoning Review: Shoma Park Tower

| Zoning Code Section | Reference/Provision | Required/Provided |
|---------------------|--|---|
| | <p>The maximum allowable height(s), subject to satisfying Article 3, Division 4, Conditional Uses, of architectural elements, spires, bell towers, elevator housings or similar non-habitable structures for the following underlying zoning designations and uses may be granted as follows:</p> <ul style="list-style-type: none"> • Commercial Limited District: Up to and including 15 feet. • Industrial and Commercial Districts: Up to and including 25 feet. • Manufacturing uses: Up to and including 10 feet. | <p>elements: 122 feet.</p> <p>Proposed height with architectural elements: 117' – 5"</p> |
| Sec. 4-201.E.9 | Number of buildings per site. No minimum or maximum required. | Complies. |
| Sec. 4-201.E.10 | Ground floor building frontage on primary streets. Minimum 50% of the linear ground floor building frontage shall include retail sales and service, office, or restaurant or public realm land area uses. | Complies. |
| Sec. 4-201.E.11 | Ground floor building frontage on secondary streets. Minimum 40% of the linear ground floor building frontage shall include retail sales and service, office, or restaurant or public realm land area uses. | <p>Complies.</p> <p>Secondary Street: Yumuri Street.</p> <p>The use identified as "Commercial / Retail" on Sheet A-1.0, "Ground Floor Plan", comprises the majority of the linear ground floor building frontage.</p> |
| Sec. 4-201.E.12 | Retail frontage on alleys. No minimum or maximum required. | Complies. |
| Sec. 4-201.E.13 | Residential density. Up to a maximum of 125 units per acre except for properties in the Central Business District (CBD) and the North and South Industrial Mixed Use Districts. There shall be no density limitations in the CBD and the North and South Industrial Mixed Use Districts. | <p>Complies.</p> <p>Maximum residential density permitted: 125 units/acre.</p> <p>Site Area: 0.68 Acres (29,802 sq. ft.).</p> <p>Maximum residential units permitted: 125 X 0.68 = 86 units.</p> <p>Residential units proposed: 65 units.</p> |
| Sec. 4-201.E.14 | <p>Setbacks (buildings).</p> <p>Front: Up to 45 feet in height: None. If over 45 feet in height: 10 feet.</p> <p>Side: Interior side: None.</p> <p>Side street: 15 feet.</p> <p>Rear: Abutting a dedicated alley or street: None. No abutting alley or street: 10 feet.</p> <p>Balconies: Cantilevered open balconies may project into the required setback areas a maximum of 6 feet.</p> <p>Applicants and property owners</p> | <p>Complies.</p> <p>Setbacks may be reduced to zero (0) feet on all sides pursuant to Sec.5-604.H.1.</p> <p>Subject to setback reduction provisions below.</p> |

DRC Zoning Review: Shoma Park Tower

| Zoning Code Section | Reference/Provision | Required/Provided |
|--------------------------------------|--|-------------------|
| | <p>desiring to develop pursuant to these regulations may not seek a variance for relief or reduction in building setbacks. Reductions are only permitted subject to the below listed regulations.</p> | |
| <p>Sec. 4-201.E.15</p> | <p>Setback reductions and vertical building setbacks.</p> <p>Reduction in setbacks. Setbacks may be reduced subject to the following standards: Minimum percentage of open space. A minimum of 50% of the total ground floor square footage received from the setback reduction is provided as publicly accessible street level open space and landscape area on the private property. The open space is subject to the following:</p> <ul style="list-style-type: none"> • Types of open space. Types of open space shall be in the form of courtyards, plazas, arcades/loggias, pedestrian pass-throughs and open atriums adjacent/contiguous to the adjacent rights-of-way. • Minimum area. Minimum square footage of allowable open space (i.e., plazas) shall be 500 square feet. • Include both hard and softscape landscape improvements and pedestrian amenities. • Vertical volume. As a minimum include a vertical volume of space equal from street level to the first floor height or a minimum of 13 feet. Additional height may be recommended. • Restaurant seating. This area may be used for outdoor restaurant seating subject to approval as provided for in these regulations. <p>Vertical building setbacks. A vertical building setback of a minimum of 10 feet shall be provided at a maximum height of 45 feet on all façades. Additional vertical building setbacks may be required by City Architect and Board of Architects to further reduce the potential impacts of the building bulk and mass.</p> | <p>Complies.</p> |
| <p>F. Design regulations.</p> | | |
| <p>Sec. 4-201.F.2</p> | <p>Architectural relief and elements shall be provided on all sides of</p> | <p>Complies.</p> |

DRC Zoning Review: Shoma Park Tower

| Zoning Code Section | Reference/Provision | Required/Provided |
|---------------------|--|--|
| | buildings and include similar architectural features as to those provided on the front façade. No blank walls shall be permitted unless required pursuant to applicable Fire and Life Safety Code requirements. | |
| Sec. 4-201.F.3 | Building support services. All mechanical, electrical and other associated support service areas shall be located entirely within the structure. | Complies. |
| Sec. 4-201.F.4 | Facades in excess of 150 feet in length, shall incorporate design features with the use of, but not limited to the following items: (a) Breaks, setbacks or variations in bulk/massing at a minimum of 100 foot intervals. (b) Use of architectural relief and elements. | Complies. |
| Sec. 4-201.F.5 | Lighting (street). Decorative street lighting shall be provided and located on all streets/rights-of-way subject to the following: <ul style="list-style-type: none"> • Light fixtures/poles up to thirty-five (35) feet in height. • Subject to all other applicable City code provisions. | Complies. |
| Sec. 4-201.F.6 | Lighting (building). External illumination and lighting of buildings shall require Planning Department and Planning and Zoning Board review and recommendation with approval of the City Commission. | Complies. |
| Sec. 4-201.F.7 | Lighting (landscaping). Lighting in the form of uplighting of landscaping is encouraged. | Complies. Provide any proposed landscaping uplighting in lighting plan. |
| Sec. 4-201.F.8 | Outdoor storage. The storage of materials, goods, merchandise, and equipment for the purpose of display and/or sales outside the confines of any buildings or structures is prohibited. | To be regulated by Code Enforcement. |
| Sec. 4-201.F.9 | Overhead doors. Overhead doors shall not face or be directed towards residential properties and/or adjacent rights-of-way abutting residentially zoned properties. | Complies. |
| Sec. 4-201.F.10 | Paver treatments. Paver treatments shall be included in the following locations: <ul style="list-style-type: none"> • Driveway entrances. • Crosswalks. • Sidewalks. Minimum of 25% of paving surface. | To be reviewed and approved by Public Service and Public Works. |
| Sec. 4-201.F.11 | Parking garages. Parking garages shall include exterior architectural | To be reviewed and approved by the Board of Architects. |

DRC Zoning Review: Shoma Park Tower

| Zoning Code Section | Reference/Provision | Required/Provided |
|---------------------|---|-------------------|
| | treatments compatible with buildings or structures which occupy the same development and/or street. | |
| Sec. 4-201.F.12 | Pedestrian access orientation. All buildings, except accessory buildings, shall have their main pedestrian entrance or entrances oriented towards the front property line. | Complies. |
| Sec. 4-201.F.13 | <p>Pedestrian amenities. Pedestrian amenities shall be provided on both private property and/or public open spaces including but not limited to the following: benches, information kiosks, lighting, bike racks, refuse containers, sidewalk pavement treatments, statuary, street crosswalk paver treatments, wall mounted fountains, water fountains and other similar water features. All pedestrian amenities shall be permanently secured to the ground surface.</p> <p>Above amenities shall be consistent in design and form with the applicable City Public Realm Design Manual.</p> | Complies. |
| Sec. 4-201.F.14 | <p>Pedestrian design features for building frontages (street level only). On any front property line or primary street, where an adjoining pedestrian sidewalk is located, the following design features shall be included:</p> <ul style="list-style-type: none"> • Display windows or retail display area; • Landscaping; and/or, • Architectural building design features. <p>The intent is to create pedestrian and shopper interest, preclude inappropriate or inharmonious design, preclude blank walls of building faces, and prohibit windows from being permanently obstructed.</p> | Complies. |
| Sec. 4-201.F.15 | <p>Pedestrian pass-throughs/paseo. Pedestrian pass-throughs shall be provided for each 250 linear feet or fraction thereof of building frontage provided on the primary street. The pass through shall be subject to the following:</p> <ul style="list-style-type: none"> • Minimum of 10 feet in width. • Include pedestrian amenities as defined herein. <p>In lieu of providing one (1) pass through of ten (10) feet every two hundred and fifty (250) feet of building frontage, two (2) pass-</p> | Complies. |

DRC Zoning Review: Shoma Park Tower

| Zoning Code Section | Reference/Provision | Required/Provided |
|------------------------------------|--|---|
| | throughs can be combined to provide one (1), twenty (20) foot wide pass-through. | |
| Sec. 4-201.F.16 | Porte-cocheres. Porte-cocheres are prohibited on front property line or primary street. | Complies. |
| Sec. 4-201.F.17 | Rooftop screening. All mechanical, electrical, cellular antennas and other similar roof top building support services shall be entirely screened from public view subject to the discretion and approval from the Board of Architects for design and screening material. Landscaping may be used as a screening material at the discretion of the Board of Architects. | To be reviewed and approved by the Board of Architects. |
| G. Landscaping. | | |
| Sec. 4-201.G.1 | Landscape open space requirements are satisfied pursuant to the rights-of-way planting requirements listed in Article 5, Division 11. | See review provided under Article 5, Division 11 below. |
| H. Parking/vehicle storage. | | |
| Sec. 4-201.H.1 | Bicycle storage. To encourage the use of bicycles a minimum of one 10 foot bicycle rack for each 250 parking spaces or fraction thereof shall be provided. The location shall be convenient to users and shall be subject to review as a part of the site plan review. | Complies. |
| Sec. 4-201.H.2 | Boats and recreational vehicles, or similar accessory vehicles. These vehicles shall be parked and/or stored within an enclosed garage, area or structure. | To be regulated by Code Enforcement. |
| Sec. 4-201.H.3 | Raised curbing. Six (6) inch raised curbing shall be provided on all streets abutting this use. Curb cuts and ramps for handicapped access shall also be provided at all street intersections and points of pedestrian crossing. | To be reviewed and approved by Public Works. |
| Sec. 4-201.H.4 | Loading/unloading areas. Off-street loading standards and requirements shall conform to the requirements as set forth in Article 5, Division 14. All loading/unloading areas and/or facilities shall be within fully enclosed areas with overhead doors. Overhead doors shall remain closed when not in use and after hours. | Complies. |
| Sec. 4-201.H.6 | On-street parking. On-street parking must be provided on both sides of the street on all primary streets, unless | To be approved by Parking, Public Service and Public Works. |

DRC Zoning Review: Shoma Park Tower

| Zoning Code Section | Reference/Provision | Required/Provided |
|---|--|--|
| | <p>encroachments for arcades/loggias are requested. Evaluation as to the amount of on-street parking provided shall be evaluated on a case-by-case basis.</p> <p>On-street parking shall not be included as satisfying the required parking requirements.</p> <p>On-street parking is encouraged on alleys.</p> <p>Removal of on-street parking shall be subject to compensation to the City based upon established City provisions.</p> | |
| Sec. 4-201.H.7 | <p>Parking garages.</p> <p>Ground floor parking that is located and fronting on a primary street is prohibited. Ground floor parking is permitted on secondary streets and shall be fully enclosed within the structure and shall be surrounded by retail uses. Ground floor parking is permitted on alley frontages.</p> <p>Parking facilities shall accommodate pedestrian access to all adjacent streets and alleys.</p> | Complies. |
| Sec. 4-201.H.8 | <p>Parking space limitations. Restricting and/or assignment of off-street parking spaces for individual tenant or users with the use of signage, pavement markings, etc., are permitted.</p> | Complies. |
| Sec. 4-201.H.9 | <p>Residential uses. Off-street parking requirements shall conform to the requirements as set forth in Article 5, Division 14.</p> | <p>Complies.</p> <p>See Sheet A-0.0, "Zoning Chart".</p> |
| Sec. 4-201.H.10 | <p>Surface parking areas. Surface parking lots and/or similar vehicle use areas are prohibited to front on primary streets.</p> | Complies. |
| I. Sanitation and service areas. | | |
| Sec. 4-201.I.1 | <p>General. In accordance with Article 5, Division 17.</p> | |
| J. Signs. | | |
| Sec. 4-201.J.1 | <p>General. In accordance with Article 5, Division 19.</p> | <p>To be determined.</p> <p>Provide Signage Plan indicating size and location of all proposed exterior signage.</p> |
| K. Streets and alleys. | | |
| Sec. 4-201.K.1 | <p>Streets and alleys. Property owner(s) may request the vacation and/or abandonment of a public right-of-way subject to the criteria</p> | Not applicable. |

DRC Zoning Review: Shoma Park Tower

| Zoning Code Section | Reference/Provision | Required/Provided |
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| | and procedure in Article 3, Division 12. | |
| Sec. 4-201.K.2 | <p>Driveways.</p> <p>Vehicular access to parking garages shall be from a side street or alley. Vehicular egress/ingress, including but not limited to driveways, service drives, drive-throughs, etc., may be permitted from a primary street and shall be evaluated as part of site plan review based upon the project design in relation to existing surrounding circulation. Valet access points are exempt from these provisions.</p> <p>Vehicular entrances for drive-through facilities, garage entrances, service bays and loading/unloading facilities should be consolidated into one (1) curb cut to reduce the amount of vehicular penetration into pedestrian sidewalks and adjoining rights-of-way.</p> | <p>Complies.</p> <p>Does not comply.</p> <p>However, proposed driveway for service access recommended by Public Works Director.</p> |
| Sec. 4-201.K.3 | <p>Sidewalks.</p> <p>Pedestrian pathways and/or sidewalks shall connect to one another to form a continuous pedestrian network from parking garage entrances, parking areas, primary and secondary pedestrian entrances, etc. Wherever possible pathways shall be separated from vehicular traffic.</p> <p>Sidewalks shall be located on both sides of all streets with a minimum of four (4) foot unobstructed clear area. The clear area shall be unobstructed by utility poles, fire hydrants, benches, trash receptacles, newspaper stands, light poles, planter boxes, telephone booths or other similar temporary or permanent structures (traffic signage shall be exempt from the above regulations).</p> <p>Sidewalks at points of street intersections or pedestrian crossing shall be sloped in such a manner as to accommodate handicapped access with the use of two (2) curb cuts and/or ramps at each street intersection.</p> | Complies. |
| L. Utilities. | | |
| Sec. 4-201.L.1 | Underground utilities. All utilities | Condition of approval. |

DRC Zoning Review: Shoma Park Tower

| Zoning Code Section | Reference/Provision | Required/Provided |
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| | shall be installed underground in accordance with the provisions of Article 5, Division 22. | Provide plan or statement indicating that all utilities will be installed underground. |
| Sec. 4-201.L.2 | Above ground utilities. Above ground, façade, roof, mechanical and electrical facilities shall be appropriately screened to entirely hide the facility in accordance with the provisions of Article 5, Divisions 11 and 18. Screening materials may include landscaping, walls, fencing, etc., to achieve one hundred (100%) percent opacity. Approval of type of screening shall be determined at time of site plan review. | Complies. |
| M. Miscellaneous. | | |
| Sec. 4-201.M.1 | Configuration of land. The parcel proposed for development shall be a contiguous unified parcel with sufficient width and depth to accommodate the proposed uses. Public rights-of-way or other public lands shall not be considered as a separation. | Complies. |
| Sec. 4-201.M.2 | Easements. The City may, as a condition of approval, require that suitable areas for easements be set aside, dedicated and/or improved for the installation of public utilities and purposes which include, but shall not be limited to water, gas, telephone, electric power, sewer, drainage, public access, ingress, egress, open space, recreation and other public purposes which may be deemed necessary by the City Commission. | Complies. |
| Sec. 4-201.M.3 | <p>Encroachments into public rights-of-way. Any encroachments, construction and penetration into the rights-of-way shall be subject to the following:</p> <ul style="list-style-type: none"> • The property owners shall be responsible for all maintenance of all encroachments and/or property of all surrounding public rights-of-way, including but not limited to the following: landscaping (hard and softscape); benches; trash receptacles; irrigation; kiosks; plazas; open spaces; recreational facilities; private streets, etc. subject to all the provisions for which the development was approved as may be amended. • The property owners shall be responsible for liability insurance, local taxes, and the maintenance of the encroachment and/or | <p>Complies.</p> <p>The property owners shall be responsible for liability insurance, local taxes, and maintenance of any and all encroachments.</p> |

DRC Zoning Review: Shoma Park Tower

| Zoning Code Section | Reference/Provision | Required/Provided |
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| | property. | |
| Sec. 4-201.M.4 | <p>Live work units.</p> <ul style="list-style-type: none"> Each live work unit, including the garage (if applicable), shall be separated by walls from other live work units or other uses in the building, and shall have the ability to construct separate entrances to each use in the future. | Not applicable. |
| Sec. 4-201.M.6 | Transfer of density and floor area ratio within the site plan. The density and floor area ratio may be transferred throughout the contiguous unified parcel. | Complies. |
| Section 4-302. Commercial District (C) | | |
| Sec. 4-302.B | Permitted uses. | To be reviewed and approved by Zoning when obtaining certificate of use permits. |
| Sec. 4-302.C | Conditional uses. | Mixed use building. Conditional uses require review and approval by the PZB and CC. |
| Sec. 4-302.D | Performance standards. | Proposed mixed-use building must comply with Performance Standards for mixed-use development. See review provided under "Section 4-201. Mixed Use District (MXD)" above. |
| Sec. 4-302.D.7. Additional standards for mixed-use development. | | |
| Sec. 4-302.D.7.a | Mix of uses. In order to encourage the creative mix of uses, all mixed-use developments shall have at least eight (8%) percent or the entire ground floor of retail commercial and/or office uses. The remaining portions of the building may be uses permitted in the underlying zoning designations. | Complies. |
| Sec. 4-302.D.7.b | Floor area ratio. When multiple uses are incorporated into a development of four (4) or more stories in height, the floor area ratio (FAR) for each use shall be individually determined and the highest of the individual FAR shall be applied to the entire development. | Complies. |
| Sec. 4-302.D.7.c | Ground floor treatment. Ground floor treatment for all Mixed-Use development shall be pedestrian oriented, and shall detail the percent glazing to solids, pedestrian-oriented landscaping and other features when submitting to the Board of Architects and Planning and Zoning Board. | Complies. |
| Article 5 – Development Standards. Division 11. Landscaping | | |
| Sec. 5-1104.A | See Zoning Code Sec. 5-1104.A for general requirements that are applicable to all rights-of-way and | Compliance required at time of final plan submittal. |

DRC Zoning Review: Shoma Park Tower

| Zoning Code Section | Reference/Provision | Required/Provided |
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| | private properties within the City. | |
| Section 5-1105. Landscape requirements. | | |
| Sec. 5-1105.A | Public rights-of-way. Must comply with items 1 thru 6 of Zoning Code Section 5-1105.A. | Requires review and approval by Public Service and Public Works. |
| Sec. 5-1105.C | Other properties. Must comply with items 1 thru 3 of Zoning Code Section 5-1105.C. | Requires review and approval by Public Service and Public Works. |
| Article 5 – Development Standards. Division 14. Parking, Loading, and Driveway Requirements | | |
| Sec. 5-1402.A | <p>Dimensions and configuration of parking spaces.</p> <ol style="list-style-type: none"> 1. Required parking space dimensions: <ol style="list-style-type: none"> a. Parallel parking spaces: 9 feet by 22 feet. b. Angled parking spaces: 8½ feet by 18 feet. c. Disabled parking spaces shall be dimensioned in accordance with Chapter 11 of the Florida Building Code. 2. Wheel stops and curbing. Precast concrete wheel stops or curbing shall be provided for all angled parking spaces that abut a sidewalk such that cars are curbed at 16 ½ feet. The balance of the required depth of the parking spaces between the wheel stop or curb and the sidewalk shall be clear of obstructions. 3. Required aisle widths. Minimum required aisle widths for two-way aisles: 22 feet. | <p>To be determined.</p> <p>Determination requires full-size set of plans for review.</p> |
| Sec. 5-1402.B | Dimensions of loading spaces. Loading spaces shall be at least 10 feet wide by 25 feet long, and shall provide at least 14 feet of vertical clearance. | <p>To be determined.</p> <p>Determination requires full-size set of plans for review.</p> |
| Sec. 5-1406.A | <p>General.</p> <ol style="list-style-type: none"> 1. All triangles of visibility that are required by this Section shall be kept clear of visual obstructions between a height of 2½ feet and 8 feet above the established grade. 2. Visibility triangles for driveways and intersections that are not included in this section shall be provided in accordance with the standards set out in the Miami-Dade County Code. | <p>Complies.</p> <p>Triangles of visibility indicating compliance are provided on Sheet L-1.</p> |
| Sec. 5-1409 | Amount of required parking. | Complies. |

DRC Zoning Review: Shoma Park Tower

| Zoning Code Section | Reference/Provision | Required/Provided |
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| | (List parking requirements for each proposed use as specified in Zoning Code Section 5-1409. Amount of required parking) | Amount of required parking and provided indicating compliance is provided within applicant's submittal package on Sheet A-0.1. |
| Appendix A – Site Specific Zoning Regulations | | |
| Section A-89 - Riviera Section Part 14 | <p>A. Facing of lots.</p> <ol style="list-style-type: none"> 1. Lots 15 and 16, Block 203, shall be deemed to face Venera Avenue. <p>C. Height of buildings.</p> <ol style="list-style-type: none"> 2. No apartment buildings shall be constructed or erected on the following described properties to exceed four (4) stories or forty-five (45) feet in height, whichever is less: <ol style="list-style-type: none"> c. Lots 3 through 31, inclusive, Block 203. <p>E. Setbacks-Minimum rear.</p> <ol style="list-style-type: none"> 1. Lots 11 through 16, inclusive, Block 203-Ten (10) feet. | |
| Previously Adopted Conditions of Approval | | |
| Ordinance No. 1438 | A masonry wall between the apartment property and commercial parking on adjacent property shall be constructed and maintained by the owner of Lots 11 to 16, inclusive, Block 203, "Riviera Section Part 14". | |



MIAMI DAILY BUSINESS REVIEW

Published Daily except Saturday, Sunday and
Legal Holidays
Miami, Miami-Dade County, Florida

CITY OF CORAL GABLES, FLORIDA NOTICE OF PUBLIC HEARING

STATE OF FLORIDA
COUNTY OF MIAMI-DADE:

CITY PUBLIC HEARING DATES/TIMES **LOCAL PLANNING AGENCY (LPA)/ PLANNING AND ZONING BOARD WEDNESDAY, OCTOBER 8, 2014, 6:00 - 9:00 P.M.**

LOCATION **CITY COMMISSION CHAMBERS, CITY HALL, 405 BILTMORE WAY, CORAL GABLES, FLORIDA, 33134**

Before the undersigned authority personally appeared MARIA MESA, who on oath says that he or she is the LEGAL CLERK, Legal Notices of the Miami Daily Business Review t/k/a Miami Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Miami in Miami-Dade County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

PUBLIC NOTICE is hereby given that the City of Coral Gables, Florida, Local Planning Agency (LPA)/ Planning and Zoning Board (PZB) will conduct Public Hearings on the following:

CITY OF CORAL GABLES LOCAL PLANNING AGENCY
PUBLIC HEARING - OCTOBER 8, 2014

in the XXXX Court,
was published in said newspaper in the issues of

09/26/2014

Items 1 and 2 are related.

1. 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 construction of a commercial office building referred to as "Ofizzina", including a drive-through bank facility, for the portion of the property legally described as Lots 6 and 7, Block 26, Douglas Section (1200 Ponce de Leon Boulevard), Coral Gables, Florida; and providing for severability, repealer and an effective date.
2. An Ordinance of the City Commission of Coral Gables, Florida requesting conditional use site plan review pursuant to Zoning Code Article 3, "Development Review", Division 4, "Conditional Uses", and Article 5, "Development Standards", Division 1, "Accessory Uses", Section 5-115, "Drive-throughs, walk-up windows, and automatic teller machines (ATM)", for a drive-through bank facility on property designated Commercial District (C) adjacent to a Multi-Family 2 District (MF2) zoned district, and legally described as Lots 6-10, Block 26, Douglas Section (1200 Ponce de Leon Boulevard), Coral Gables, Florida; and including required conditions; providing for severability, repealer and an effective date.

Affiant further says that the said Miami Daily Business Review is a newspaper published at Miami in said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Miami-Dade County, Florida, each day (except Saturday, Sunday and Legal Holidays) and has been entered as second class mail matter at the post office in Miami in said Miami-Dade County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Items 3 through 5 are related.

3. 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 11-16, Block 203, Riviera Section Part 14 (1500 Venera Avenue), Coral Gables, Florida; and, providing for severability, repealer and an effective date. (LPA review)

Sworn to and subscribed before me this
26 day of SEPTEMBER, A.D. 2014

(SEAL)

MARIA MESA personally known to me



4. 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 11-16, Block 203, Riviera Section Part 14 (1500 Venera Avenue), Coral Gables, Florida; and providing for severability, repealer and an effective date.
5. 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 "Shoma Park Tower" on the property legally described as Lots 11-16, Block 203, Riviera Section Part 14 (1500 Venera Avenue), Coral Gables, Florida; including required conditions; providing for an effective date.
6. 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 "4311 Ponce" on the property legally described as Lots 36-43, Block 5, Industrial Section (4225 and 4311 Ponce de Leon Boulevard), Coral Gables, Florida; including required conditions; providing for an effective date.
7. An Ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the City Of Coral Gables Official Zoning Code: Amending Article 8, "Definitions" by providing definitions related to medical marijuana uses; amending Article 4, "Zoning Districts", to restrict the location of medical marijuana uses; Amending Article 5 "Development Standards", by providing development standards for medical marijuana uses; affirming that the City will only approve uses that are legal under federal law; providing for severability, repealer, codification, and an effective date.

All interested parties are invited to attend and participate. Upon recommendation by the Board, the applications will be scheduled for City Commission consideration. Please visit the City webpage at www.coralgables.com to view information concerning the applications. The complete applications are on file and available for examination during business hours at the Planning and Zoning Division, 427 Biltmore Way, Suite 201, Coral Gables, Florida, 33134. Questions and written comments can be directed to the Planning Division at planning@coralgables.com (FAX: 305.460.5327) or 305.460.5211.

Ramon Trias
 Director of Planning and Zoning
 Planning & Zoning Division
 City of Coral Gables, Florida

Any person, who acts as a lobbyist pursuant to the City of Coral Gables Ordinance No. 2008-11, as amended, must register with the City Clerk prior to engaging in lobbying activities before City Staff, Boards, Committees or City Commission. A copy of the Ordinance is available in the Office of the City Clerk, City Hall. If a person decides to appeal any decision made by a Board, Committee or City Commission with respect to any matter considered at a meeting or hearing, that person will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based (F.S. 286.0105). Any meeting may be opened and continued and, under certain circumstances, additional legal notice will not be provided. Any person requiring special accommodations for participation in the proceedings or the materials in accessible format should contact Walter Carlson, Assistant City Planner at 305.460.5211, no less than three working days prior to the meeting. All meetings are telecast live on Coral Gables TV Channel 77.

14-3-324/2352719M

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|  | <h2>City of Coral Gables Courtesy Public Hearing Notice</h2> <p>September 26, 2014</p> |  |
| Applicant: | Sunset Place Luxury Holdings, LLC | |
| Application: | Change of Land Use, Change of Zoning and Mixed Use Site Plan Review | |
| Property: | 1500 Venera Avenue, Coral Gables, Florida | |
| Public Hearing - Date/Time/ Location: | Local Planning Agency/Planning and Zoning Board, October 8, 2014, 6:00 – 9:00 p.m., City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida, 33134 | |

PUBLIC NOTICE is hereby given that the City of Coral Gables, Florida, Local Planning Agency (LPA)/ Planning and Zoning Board (PZB) will conduct a Public Hearing on October 8, 2014 on the following application at the Coral Gables City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida:

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 11-16, Block 203, Riviera Section Part 14 (1500 Venera Avenue), Coral Gables, Florida; and, providing for severability, repealer and an effective date. (LPA review)*
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 11-16, Block 203, Riviera Section Part 14 (1500 Venera Avenue), Coral Gables, Florida; and providing for severability, repealer and an effective date. (PZB review)*
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 "Shoma Park Tower" on the property legally described as Lots 11-16, Block 203, Riviera Section Part 14 (1500 Venera Avenue), Coral Gables, Florida; including required conditions; providing for an effective date. (PZB review)*

All interested parties are invited to attend and participate. Upon recommendation by the Board, the application will be scheduled for City Commission consideration. Please visit the City webpage at www.coralgables.com to view information concerning the application. The complete application is on file and available for examination during business hours at the Planning Division, 427 Biltmore Way, Suite 201, Coral Gables, Florida, 33134. Questions and written comments regarding the application can be directed to the Planning Division at planning@coralgables.com, FAX: 305.460.5327 or 305.460.5211. Please forward to other interested parties.

Sincerely,

City of Coral Gables, Florida