



City of Coral Gables
CITY COMMISSION MEETING
October 9, 2018

ITEM TITLE:

Resolution. A Resolution of the City Commission of Coral Gables, Florida granting conditional use approval pursuant to Zoning Code Article 4, “Zoning Districts,” Division 2, “Overlay and Special Purpose Districts,” Section 4-208.A.3(a), “Residential Infill Regulations (RIR),” for a multi-family building on property zoned Multi-Family 2 (MF2) legally described as lots 1 thru 7, Block 43 of Douglas Section (24, 28, and 44 Zamora Avenue), Coral Gables, Florida; including required conditions; providing for severability, repealer, and an effective date.

DEPARTMENT HEAD RECOMMENDATION:

Approval with conditions.

PLANNING AND ZONING BOARD RECOMMENDATION:

The Planning and Zoning Board at their 08.29.18 meeting recommended approval (vote: 5 - 0) with conditions.

BRIEF HISTORY:

The property is currently vacant consisting of seven platted lots, totaling approximately 39,600 square feet (.90 acres), legally described as lots 1 thru 7, Block 43 of Douglas Section (24, 28, and 44 Zamora Avenue). It is located within the Residential Infill Regulations (RIR) overlay. The Residential Infill Regulations overlay allows an increase in intensity of development and potential density to 100 units/acre over what is currently in place in the underlying MF2 zoning of 50 units/acre. However, projects developed pursuant to Residential Infill Regulations requires Conditional Use review and approval per Section 4-208.A.3(a) of the Zoning Code.

The proposal is to construct a residential multi-family apartment building containing 91 dwelling units with underground parking. The proposed building height is 7-stories at approximately 100 feet high including architectural projections. Project summary:

Type	Permitted	Proposed
Total site area	Min. 20,000 sq. ft.	27,146 sq. ft. (.62 acres)
Floor Area Ratio (FAR)	2.5 FAR	2.49 FAR
FAR x total site area =	98,992 sq. ft.	98,964 sq. ft.
Building height	100 feet maximum	100 feet
Setbacks		
Primary street frontages (Zamora Avenue)	8 ft. for the first two floors 20 ft. above second floor	8 ft. for the first two floors 20 ft. above second floor
Rear (south)	10 ft.	10 ft.
Side Street (Galiano Street)	8 ft. for the first two floors 20 ft. above second floor	16’-4.5” for the first two floors 30’-3” above second floor
Interior side (east)	10 ft.	10’-4”
Residential Density	100 units per acre	100 units per acre

Total Residential Units	91	91
Residential Unit Mix	One-bedroom	68 units
	Two-bedroom	23 units
Parking Spaces	109	110
Landscape Open Space Area	9,899 sq. ft. (25%)	11,960 sq. ft. (30.21%)

The Planning and Zoning Board at their August 29, 2018 meeting recommended that the Applicant, after completion of the project shall perform an annual parking analysis for three years to determine if additional parking is necessary including valet, tandem, and parking lifts. The building should be designed to accommodate mechanical parking lifts in the future, if needed. The Board also discussed the possibility of adding solar panels on the roof. The draft Resolution for conditional use with conditions of approval is provided as Exhibit B. The PowerPoint Presentation that will be presented by Staff is provided as Exhibit C.

LEGISLATIVE ACTION:

Date:	Resolution/Ordinance No.	Comments
N/A		


OTHER ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):

Date	Board/Committee	Comments (if any)
08.28.18	Planning and Zoning Board	Recommended approval (vote: 5-0) with conditions.

PUBLIC NOTIFICATION(S):

Date	Form of Notification
08.15.18	Applicant neighborhood meeting.
08.17.18	Courtesy notification for Planning & Zoning.
08.17.18	Sign posting of property.
08.17.18	Planning and Zoning Board legal advertisement.
08.17.18	Posted Planning and Zoning Board agenda on City web page / City Hall.
08.24.18	Posted Planning and Zoning Board staff report on City web page.
09.28.18	Courtesy notification for City Commission.
09.28.18	City Commission legal advertisement of Resolution heading.
10.05.18	City Commission meeting agenda posted on City web page.

APPROVED BY:

Asst. Director of Development Services for Planning and Zoning


EXHIBIT(S):

- A. Draft Resolution.
- B. 08.29.18 Planning and Zoning Division Staff report and recommendation with attachments.
- C. Excerpts of 08.29.18 Planning and Zoning Board Meeting Minutes.
- D. PowerPoint Presentation.
- E. Updated Streetscape Design