



# City of Coral Gables Planning and Zoning Staff Report

**Property:** 23 Sidonia Bella Villa

**Applicant:** BGR Development LLC, BGR Investments LLC, Sidonia Investments Group LLC

**Application:** Conditional Use Site Plan Review

**Public Hearing:** Planning and Zoning Board / Local Planning Agency

**Date & Time:** **December 11, 2019, 6:00 – 9:00 p.m.**

**Location:** City Commission Chambers, City Hall,  
405 Biltmore Way, Coral Gables, Florida, 33134

## 1. APPLICATION REQUEST

Application request for Conditional Use Review and Approval to allow additional density and floor area ratio (FAR) by utilizing Residential Infill Regulations (RIR) for a Multi-family project located in Multi-Family 2 (MF2) District. The Resolution under consideration is as follows:

*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 18 thru 21, Block 23 of Douglas Section (23, 27, 31, and 35 Sidonia Avenue); including required conditions; providing for severability, repealer, and an effective date.*

The request requires two public hearings, including review and recommendation by the Planning and Zoning Board, and approval via Resolution by the City Commission.

## 2. APPLICATION SUMMARY

### Project Information

The proposal is to construct a residential multi-family apartment building containing 51 dwelling units. The proposed building height is 8-stories at approximately 93 feet high. The application package submitted by the Applicant is provided as Attachment A.

Site Area	.50 acres (22,000 square feet)
FAR	2.34 FAR (51,570 square feet)
Height	93'
Program	<ul style="list-style-type: none"> <li>• 27 One-Bedroom Units</li> <li>• 24 Two-Bedroom Units</li> <li>• 5,718 square feet of landscaped open space</li> </ul>
Parking	75 spaces

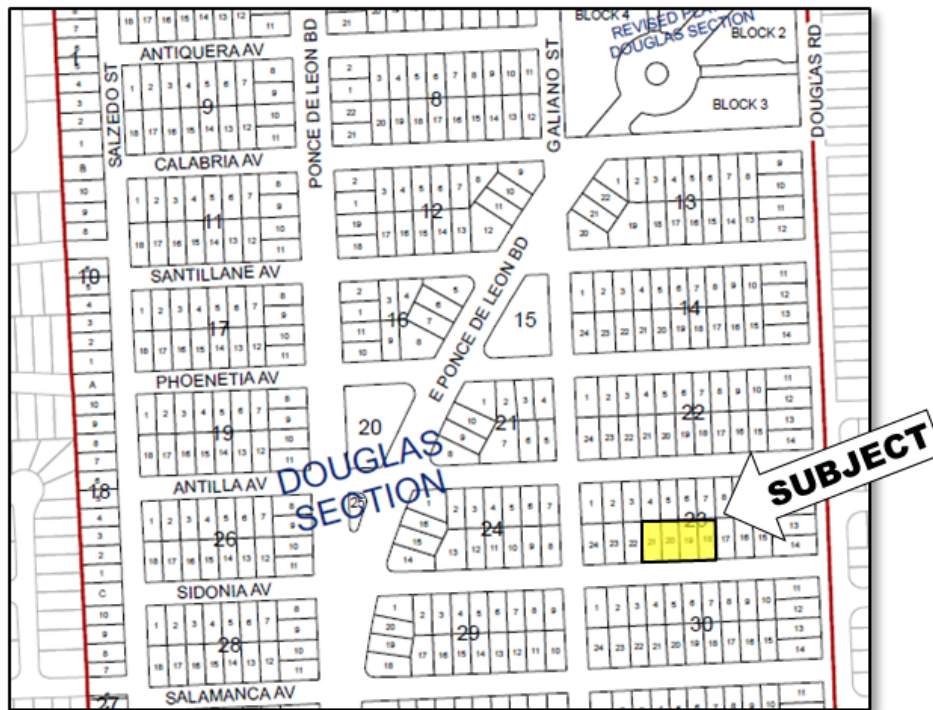
<b>Standard</b>	<b>Permitted by RIR Overlay District</b>	<b>Proposed Development</b>
Total site area	Minimum 20,000 sq. ft.	22,000 sq. ft.
FAR / permitted development (with Mediterranean bonus)	2.5 (55,000 square feet)	2.34 (51,570 square feet)
Residential Density	100 units/acre	100 units/acre
Total Residential Units	51	51
<i>One-bedroom (720-791 sq. ft.)</i>		27
<i>Two-bedroom (1,030-1,127 sq. ft.)</i>		24
Total Off-Street Parking Spaces	69	75
Building height with architectural incentives	100 feet max	93 feet
Number of stories	No limitation on floors	8 stories
Landscape Open space	5,500 square feet	5,718 square feet
<i>Setbacks</i>		
Primary street frontage Sidonia Avenue	10 feet 20 feet min above 3 <sup>rd</sup> floor	10 feet 20'10"
Rear (north)	10 feet	10 feet
Interior Side (west)	10 feet	14'-6"
Interior Side (east)	10 feet	14'-6"

**Project Location**

The subject property is located in the North Ponce area, on the north side of Sidonia Avenue. The property is currently composed of four platted lots, each containing a small apartment building, totaling approximately 22,000 square feet (.50 acres), legally described as lots 18 thru 21, Block 23 of Douglas Section (23, 27, 31, and 35 Sidonia Avenue). It has a Land Use designation of Residential Multi-Family Medium Density and currently zoned Multi-Family 2 (MF2). It is within the geographic area (north of Navarre Avenue, south of SW 8<sup>th</sup> Street, east of LeJeune Road and west of Douglas Road) where Residential Infill Regulations (RIR) are applicable. The Residential Infill Regulations overlay allows an increase in the potential density and intensity of development over what is currently in place in the underlying MF2 Zoning. It is surrounded by multi-family residential use.

Location map shown below:

**Block, Lots and Section Location Map**



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

**Existing Property Designations**

Comprehensive Plan Map designation	Multi-Family Medium Density
Zoning Map designation	Multi-Family 2 (MF2) District
Within North Ponce Conservation Overlay	Yes
Within a designated Mixed-Use Overlay District (MXOD)	No
Mediterranean Architectural District (citywide)	Yes
Within Coral Gables Redevelopment Infill District (GRID)	Yes

**Surrounding Land Uses**

Location	Existing Land Uses	CP Designations	Zoning Designations
North	Multi-Family building	Residential Multi-Family Medium Density	Multi-Family 2 (MF2)
South	Multi-Family building	Residential Multi-Family Medium Density	Multi-Family 2 (MF2)
East	Multi-Family building	Residential Multi-Family Medium Density	Multi-Family 2 (MF2)
West	Multi-Family building	Residential Multi-Family Medium Density	Multi-Family 2 (MF2)

### 3. REVIEW TIMELINE / PUBLIC NOTICE

#### City Review Timeline

The submitted applications have undergone the following City reviews:

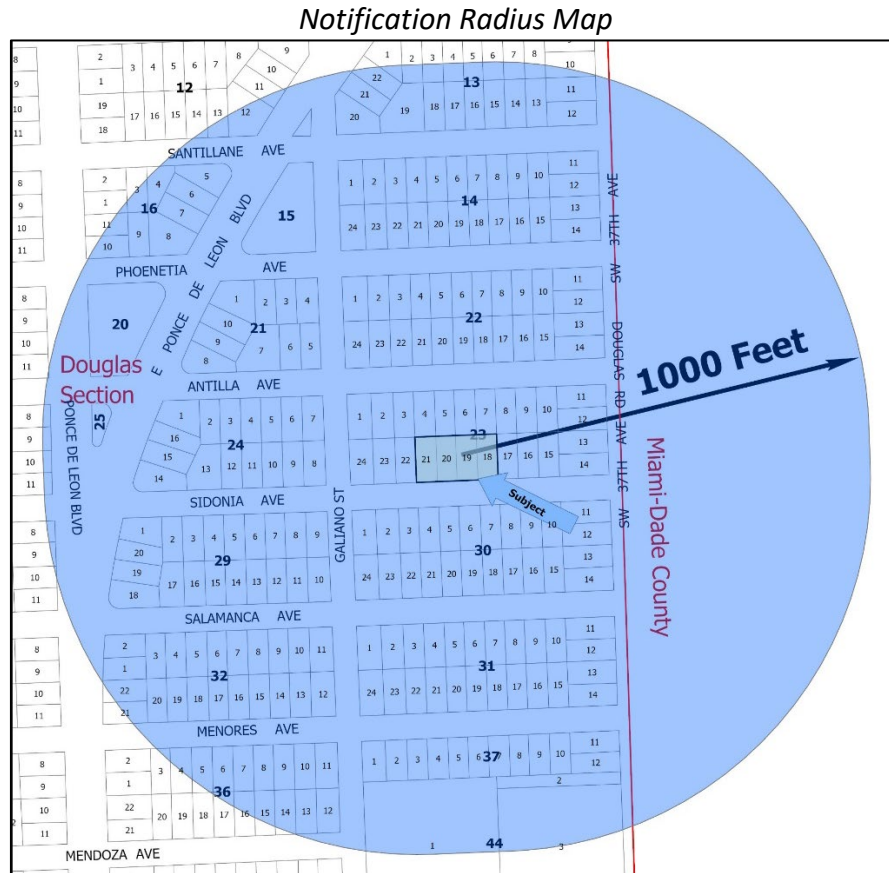
REVIEW COMMITTEES AND BOARDS	DATE
Development Review Committee	05.31.19
Board of Architects (Preliminary Design and Mediterranean Bonus)	10.03.19
Planning and Zoning Board	12.11.19
City Commission	TBD

STAFF REVIEW				
Department	DRC 05.31.19	Board of Architects 10.03.19	Staff Meeting 11.13.19	Comments Provided?
Historical Resources and Cultural Arts	x		x	Yes
Parking	x		x	Yes
Public Service	x		x	Yes
Concurrency	x		x	Yes
Fire	x			Yes
Public Works	x		x	Yes
Zoning	x		x	Yes
Board of Architects		x		Yes
Planning	x		x	Yes

#### Public Notification and Comments

The Applicant held the mandatory neighborhood meeting on November 26, 2019 with notification to all property owners within 1,000 of the property. A copy of the meeting invitation and summary is provided as an Attachment B.

The Zoning Code requires that a mailed notification be provided to all property owners within 1,000 feet of the property. The notification was sent on November 27, 2019. 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 659 notices were mailed. A copy of the legal advertisement and courtesy notice are provided as Attachments C and D, respectively. A map of the notice radius is provided below.

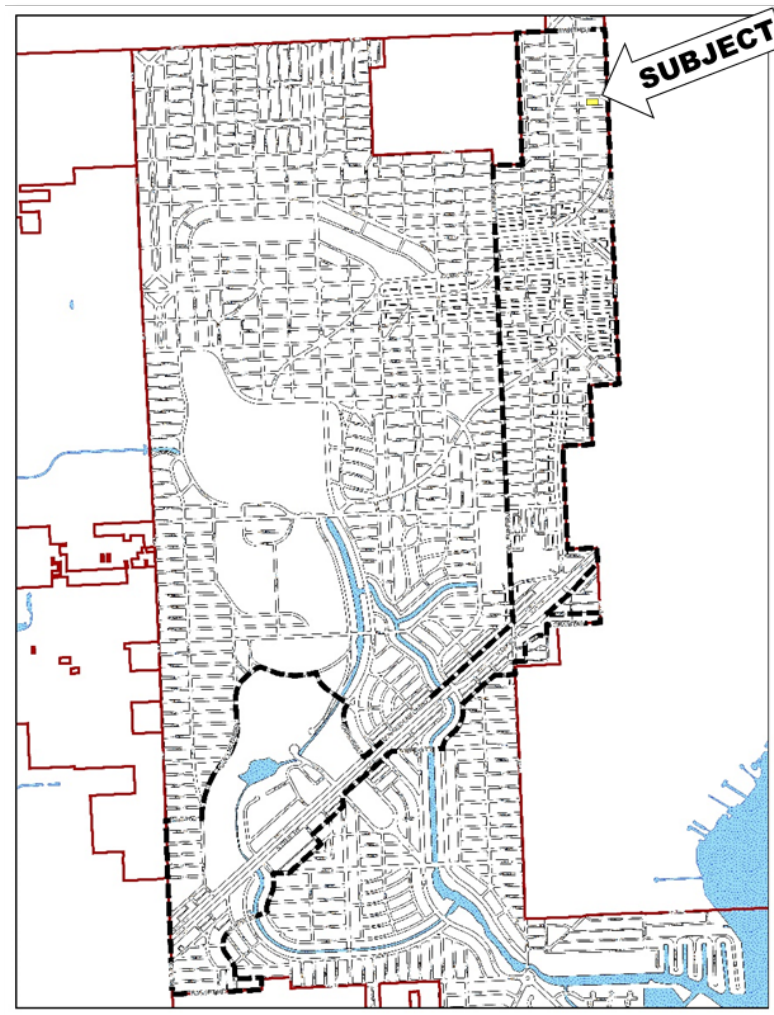


The following has been completed to solicit input and provide notice of the Application:

PUBLIC NOTICE	DATE
Applicant neighborhood meeting	November 26, 2019
Mailed notification	November 26, 2019
Sign posting of property	November 27, 2019
Legal advertisement	November 27, 2019
Posted agenda on City web page/City Hall	December 6, 2019
Posted Staff report on City web page	December 6, 2019

This property falls within the Gables Redevelopment Infill District (GRID), which is generally located along the Ponce de Leon Boulevard corridor and US1. The City’s GRID allows development within its boundaries to move forward regardless of a roadway’s level of service (LOS). The City does, however, require all developments within the GRID that increase intensity/density to complete a Traffic Impact Analysis report and provide appropriate traffic mitigation to help offset the impacts.

*Gables Redevelopment Infill District (GRID)*



**Proposal – Conditional Use Site Plan Review**

The project is located within the Residential Infill Regulations (RIR) overlay. The Residential Infill Regulations overlay allows an increase in the potential density and intensity of development over what is currently in place in the underlying MF2 zoning. 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. Conditional uses require public hearing reviews with a recommendation provided by the Planning and Zoning Board and review and approval granted by the City Commission pursuant to the requirements established in Zoning Code Article 3, “Development Review,” Division 4, “Conditional Uses.”

*Mediterranean Architectural Style*

The proposed project received preliminary approval which included Mediterranean architectural style approval from the Board of Architects on 10.03.19.

#### 4. FINDINGS OF FACT

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

To provide an overview of the purpose and intent of the Conditional Use provisions, Zoning Code Article 3, “Development Review,” Division 4, “Conditional Uses,” Section 3-401, “Purpose and Applicability” provides for the following:

*“The purpose of providing for conditional uses within each zoning district is to recognize that there are uses which may have beneficial effects and serve important public interests, but which may, but not necessarily, have adverse effects on the environment, particularly residential areas, overburden public services, or change the desired character of an area. Individualized review of these uses is necessary due to the potential individual or cumulative impacts that they may have on the surrounding area or neighborhood. The review process allows the imposition of conditions to mitigate identified concerns or to deny the use if concerns cannot be resolved.”*

**Staff’s Findings:** Based upon the Findings of Facts provided herein, Staff finds the Application satisfies the provisions of the Zoning Code for the Conditional Use Site Plan Review for the proposed residential multi-family apartment building consisting of 51 dwelling units.

Staff’s responsibility is to review the application in accordance with the criteria provided in Zoning Code Article 3, “Development Review”, Division 4, “Conditional Uses”, Section 3-408, “Standards for review” and provide Findings of Fact regarding the proposed application. Staff has compared the Applicant’s proposal with the review criteria set out in Zoning Code Section 3-408, and found that the application complies with the following standards and criteria:

A Conditional Use site plan review must comply with Zoning Code Section 3-408, “Standards for Review” as follows:

STANDARD	STAFF EVALUATION
1. 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.	<b>Yes.</b> 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 objectives for encouraging greater housing opportunities in a strategic area of the City, within close proximity to transit, employment centers, parks and schools.
2. 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.	<b>Yes.</b> The proposed multi-family project is compatible with the existing uses in the North Ponce neighborhood and is consistent with the planned uses in accordance with the North Ponce Community vision for the area.

STANDARD	STAFF EVALUATION
3. The proposed conditional use does not conflict with the needs and character of the neighborhood and the City	<b>Yes.</b> The redevelopment of this property as multi-family building with added density fulfills the objectives of the City to provide greater housing opportunities in the area.
4. The proposed conditional use will not adversely or unreasonably affect the use of other property in the area.	<b>Yes.</b> The Applicant's proposal will not adversely or unreasonably affect the use of other adjoining, adjacent and contiguous properties in the area. Conditions of approval are recommended that mitigate potential negative impacts created during construction, and after the project has been completed. These include conditions that regulate the closure of streets around the project site during construction, designation of a construction information/contact person, and the provision of public realm/landscaping improvements, streetscape improvements and other off-site improvements.
5. 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	<b>Yes.</b> The planned redevelopment of this property as a residential multi-family project is consistent with the surrounding uses.
6. The parcel proposed for development is adequate in size and shape to accommodate all development features.	<b>Yes.</b> The parcel is 22,000 square feet (.50 acres) in size which fits all development features and RIR performance while providing high standards of architectural quality.
7. The nature of the proposed development is not detrimental to the health, safety and general welfare of the community.	<b>Yes.</b> The proposed project is consistent with the stated goals and objectives for Residential Infill Regulations overlay. The redevelopment of this property fulfills the objective of the City to attract residential developments to the area, and to create a pedestrian oriented urban environment.
8. The design of the proposed driveways, circulation patterns and parking is well defined to promote vehicular and pedestrian circulation.	<b>Yes.</b> Vehicular off-street parking for the project is located within the confines of the building. The driveways are one-way to accommodate pedestrian circulation and safety.
9. 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.	<b>Yes.</b> The proposed project was reviewed by the Zoning Division 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.



### 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.	COMPREHENSIVE PLAN GOAL, OBJECTIVE AND POLICY	STAFF REVIEW
1	<b>Goal FLU-1.</b> 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 spaces, and natural resources make the City a very desirable place to work, live and play.	Complies
2	<b>Objective FLU-1.1.</b> 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	<b>Policy FLU-1.7.2.</b> 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"> <li>• Surrounding land use compatibility.</li> <li>• Historic resources.</li> <li>• Neighborhood Identity.</li> <li>• Public Facilities including roadways.</li> <li>• Intensity/Density of the use.</li> <li>• Access and parking.</li> <li>• Landscaping and buffering.</li> </ul>	Complies
4	<b>Objective FLU-1.11.</b> 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
5	<b>Policy FLU-1.11.1.</b> Maintain and enforce effective development and maintenance regulations through site plan review, code enforcement, and design review boards and committees.	Complies
6	<b>Goal DES-1.</b> Maintain the City as a livable city, attractive in its setting and dynamic in its urban character.	Complies
7	<b>Objective DES-1.1.</b> 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
8	<b>Policy DES-1.1.5.</b> 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
9	<b>Policy DES-1.1.6.</b> Maintain the character of the residential and nonresidential districts, and their suitability for particular uses.	Complies

REF. NO.	COMPREHENSIVE PLAN GOAL, OBJECTIVE AND POLICY	STAFF REVIEW
10	<b>Policy DES-1.2.1.</b> 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
11	<b>Policy DES-1.2.2.</b> 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
12	<b>Policy DES-1.1.5.</b> 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
13	<b>Objective MOB-1.1.</b> 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
14	<b>Policy MOB-1.1.2.</b> Encourage land use decisions that encourage infill, redevelopment and reuse of vacant or underutilized parcels that support walking, bicycling and public transit use.	Complies
15	<b>Policy MOB-1.1.3.</b> Locate higher density development along transit corridors and near multimodal stations.	Complies
16	<b>Policy MOB-1.1.5.</b> 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

*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. It meets the intent of the RIR overlay district, which is to promote the goals, objectives, and policies of the City’s Comprehensive Plan by encouraging greater housing opportunities within close proximity to transit, employment centers, parks and schools.

**5 . STAFF RECOMMENDATION AND CONDITIONS OF APPROVAL**

Based upon the complete Findings of Fact contained within this report, staff recommends the following:

*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 18 thru 21, Block 23 of Douglas Section (23, 27, 31, and 35 Sidonia Avenue); including required conditions; providing for severability, repealer, and an effective date.*

Staff recommends **Approval, with conditions**. Please refer to the Conditions of Approval on the proceeding pages.

### Summary of the Basis for Approval

As enumerated in the Findings of Fact contained herein, Staff finds the Application is in compliance with the Comprehensive Plan, Zoning Code, and other applicable City Codes, subject to the identified conditions of approval.

### Conditions of Approval

In furtherance of the Comprehensive Plan's Goals, Objectives and Policies, and all other applicable Zoning Code and City Code provisions, the recommendation for approval of the proposed project is subject to all of the following conditions of approval. Additional conditions of approval may be added to this list prior to Commission review.

- 1. Application/supporting documentation.** Construction of the proposed project shall be in substantial conformance with all of the following:
  - a. The Applicant shall continue to work with Staff in refining the application package dated October 18, 2019 prepared by Pascual Perez Kiliddjian Architects and supporting documentation(s).
  - b. Traffic statement, dated May 9, 2019, prepared by Traf Tech Engineering, INC.
  - 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. It is recognized that the requirements contained in the restrictive covenant constitute regulatory conditions of approval and shall survive as regulatory conditions of approval even if the restrictive covenant is later found to be void or unenforceable.
  
- 3. Prior to issuance of the first Building Permit,** Applicant shall:
  - a. **Landscape and Public Realm Improvements.** Update site plan to replace existing palms in parkway with Bridalveil trees, 15 feet minimum height and spaced 35 feet on center. Twenty-four-inch CU Structural Soil shall be placed under the public sidewalk and public parkway shall

- be restored with new sod after tree planting. Incorporate additional groundcover plants on the ground floor to replace areas of gray granite.
- b. **Ground Floor Plan.** The site plan and building design shall promote pedestrian activity and enhance the garden apartment character of North Ponce. Site plan shall include the following:
    - i. Update ground floor plan to open doors outward in bike storage and other exterior storage. Enlarge bike storage closet to provide sufficient space. Provide a minimum of one bike storage space for every 4 units.
    - ii. Remove planter in front of main entrance.
    - iii. Backflow preventers and other equipment shall be setback from the sidewalk and screened from view as required in Section 5-1804 of the Zoning Code.
  - c. **Impact Fees.** The Applicant shall include the payment of all applicable City of Coral Gables impact fees, sewer capacity fees and service charges prior to the issuance of a building permit. No impact fee shall be waived.
  - d. **Off-site and Public Realm Improvements Contribution.** The Applicant shall contribute \$XXX toward street improvements for Sidonia Avenue.
  - e. **Art in Public Places.** Applicant shall provide a complete and notarized copy of the Project Value Application to the City. Prior to the issuance of the first Building Permit, applicant must make the required contribution to the appropriate Art in Public Places fund or receive approval for a waiver in accordance with the requirements of Article 3, Division 21, Section 3-2103(B).
  - f. **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.
  - g. **Additional Reviews.**
    - i. Board of Architects. Final approval of the project by the Board of Architects is required prior to issuance of any building permit.
    - ii. Zoning Review. The Applicant shall provide measurable floor plans of the project to City Staff for verification of Zoning requirements such as floor area ratio, setbacks, height and parking.
  - h. **Construction Staging.** A construction staging plan shall be submitted to the Building Division. A checklist of requirements shall be provided upon request. Construction phasing/staging shall maintain pedestrian access and circulation along Sidonia Avenue, with sidewalks to remain open throughout construction.
  - i. **Traffic Improvements.** All proposed traffic flow modifications including street design, width, sight triangles, cross walks, diverters, etc. shall require written conceptual approval of Miami-Dade County and the City prior to the issuance of the first City permit for vertical construction.
  - j. **Encroachment Plan.** Obtain Commission approval by resolution of an Encroachment Plan addressing special treatment sidewalks, decorative pavers, landscaping, irrigation, street lighting, landscaping lighting and any other encroachments into, onto, under and over the

right of way as shown in the site plan. The above encroachments must be approved by City resolution and a Hold Harmless agreement must be executed approving the encroachments.

- k. **Encroachment Agreement and Covenant.** Execute and record a restrictive covenant regarding encroachments and utilities in, below and above the public rights-of-way, in a form acceptable to the Public Works Director, the Risk Management Division, and the City Attorney, which shall include the precise locations and dimensions of the proposed areas of all encroachments. It is recognized that the requirements contained in the restrictive covenant constitute regulatory conditions of approval and shall survive as regulatory conditions of approval even if the restrictive covenant is later found to be void or unenforceable.
- l. **Bond to Restore Project Property.** Provide to the City a surety bond, or other form of security deemed acceptable by the City, covering the estimated maximum cost of the full restoration of the Property, including installation of sod and landscaping to City Code standards, and removal of all construction fencing.
- m. **Construction Notices.** Provide written notice to all properties within one thousand (1,000) feet of the project boundaries 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.
- n. **Sustainability Certification.** Prior to the issuance of a Building Permit, the developer/owner/contractor shall provide the City with a performance bond, cash or irrevocable letter of credit payment (Green Building Bond) in the amount of three (3%) percent of the master building permit construction cost value.

**4. Prior to issuance of the first Certificate of Occupancy or Temporary Certificate of Occupancy, Applicant shall:**

- a. **Utility Upgrades.** Water and sewer system upgrades and all associated right-of-way improvements may be required along a significant length of Sidonia, at the Applicant's expense.
- b. **Art in Public Places.** The Applicant shall comply with all City requirements for Art in Public Places.
- c. **Right-of-way and public realm improvements.** Install 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, Landscape Services, Planning and Zoning, and Parking. 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, Landscape Services, Planning and Zoning, and Parking.

**5. Following issuance of the first Certificate of Occupancy, Applicant shall:**

- a. **Sustainability Certification.** Within two years of the issuance of a Final Certificate of Occupancy, the building must achieve LEED Silver or equivalent certification. If the

applicant chooses to pursue NGBS Silver Certification, an Energy Star Label will also be required within two years of the Final Certificate of Occupancy.

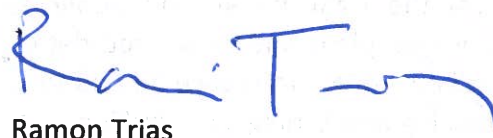
- i. The City will hold the Green Building Bond for the time necessary for the green certification, or equivalent, to be issued for twenty-four (24) months after issuance of the Certificate of Occupancy or Completion; whichever occurs first. Upon receiving final documentation of certification from the developer/owner/contractor, the City shall release the full amount of the bond within thirty (30) days.
  - ii. If the developer/owner/contractor is unable to provide proof of green certification, or equivalent, within twenty-four (24) months after issuance of the Certificate of Occupancy or Completion, the full amount of the Green Building Bond shall be forfeited to the City. Any proceeds from the forfeiture of the bond under this section shall be allocated toward funding Sustainability Master Plan initiatives.
- b. **Traffic Monitoring.** At the Applicant's expense, the City shall perform an annual traffic monitoring study for three years beginning one year from the issuance of the first Temporary Certificate of Occupancy at locations to be determined by the Public Works Director. If the Public Works Director determines that livability improvements are warranted on any of these roadways, the Applicant shall construct or pay for any physical livability improvements required by these studies within one year of the completion of these studies, as approved by the Public Works Director.

## 6. ATTACHMENTS

- A. Applicant's submittal package dated December 6, 2019.
- B. 11.26.19 Neighborhood Meeting and summary.
- C. 11.27.19 Courtesy notice mailed to all property owners within 1,000 feet of the property.
- D. 12.06.19 Legal advertising.
- E. Powerpoint presentation.

Please visit the City's webpage at [www.coralgables.com](http://www.coralgables.com) to view all Application 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 and Zoning Division, 427 Biltmore Way, Suite 201, Coral Gables, Florida, 33134.

Respectfully submitted,



Ramon Trias  
Assistant Director of Development Services  
for Planning and Zoning  
City of Coral Gables, Florida

Writer's E-Mail Address: MGarcia-Serra@gunster.com

November 14, 2019

**INVITATION TO NEIGHBORHOOD MEETING**

**RE: 23 Sidonia / Proposed Multifamily Apartment Building / 23-35 Sidonia Avenue**

Dear Neighboring Property Owner,

On behalf of BGR Development LLC, BGR Investments LLC, and Sidonia Investments Group LLC, I would like to invite you to an informational meeting at which the project team will make a presentation of the new multi-family residential building to be located at 23-35 Sidonia Avenue. The meeting will take place on the date and time and at the location indicated below:

Tuesday, November 26, 2019, at 6:00pm  
Hotel Chateaubleau  
Mylos Restaurant  
1111 Ponce de Leon Boulevard  
Coral Gables, Florida

We look forward to meeting you.

Sincerely,



Mario Garcia-Serra

ACTIVE 11389036.1

## Minutes for 23 Sidonia Project Neighborhood Meeting

On November 26, 2019, the neighborhood meeting for the 23 Sidonia project commenced at approximately 6:10 pm in the event room of Milos Restaurant located within the Chateaubleu Inn at 1111 Ponce de Leon Boulevard. The following individuals were in attendance on behalf of the project team:

- Mario Garcia-Serra and Lauren Kahn, Project Zoning Counsel
- Peter Kiliddjian, Project Architect
- Lina Baron and Cesar Baron, Principals of BGR Development, LLC

Three neighboring property owners were in attendance. Ms. Kahn commenced the meeting with a brief overview of the surrounding area, the project site located at 23 Sidonia Avenue, and a description of the proposed project, which is an 8-story, 51-unit multifamily apartment building with related amenities including over 7,000 square feet of landscaped open space on the ground floor. Mr. Kiliddjian then introduced the project beginning with an explanation of the steps in the project review process undertaken so far—Development Review Committee and Board of Architects—and the remaining levels of review—Planning and Zoning Board and City Commission. He then described exterior elements of the building and how they are responsive to the requirements of the Residential Infill Regulations, and presented the general site plan for the building. This presentation was aided by renderings on exhibit boards, which gave rise to compliments from the neighbors regarding the façade and architecture.

A neighbor asked how much parking was being provided and how many units were currently existing on the property, to which Mr. Kiliddjian responded that 75 parking spaces were being provided and Ms. Baron responded that there are currently 16 apartment units on the property. Another neighbor asked whether any variances were being sought and Mr. Kiliddjian explained that the RIR requires public hearing approval of the site plan in order to take advantage of the incentives provided by the regulations but that no variances were being requested. Mr. Kiliddjian then answered the same neighbor's question regarding utilities by advising that new utility lines would be installed underground. He also responded to questions regarding the amenities level and building's setbacks.

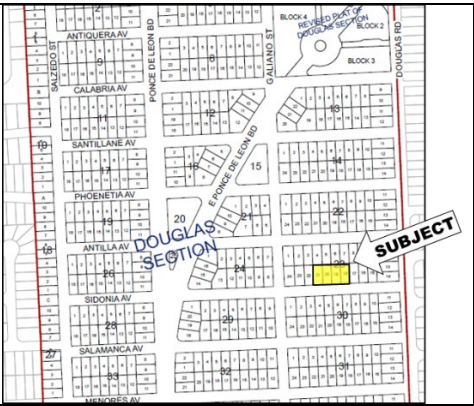
The project was well-received with several favorable comments about the overall architecture and scale. The formal presentation concluded at approximately 6:45 pm.





**City of Coral Gables  
Courtesy Public  
Hearing Notice**

**December 11, 2019**



<b>Applicant:</b>	<b>BGR Development LLC, BGR Investments LLC, Sidonia Investments Group LLC</b>
<b>Application:</b>	<b>Conditional Use with Site Plan Review</b>
<b>Property:</b>	<b>23-35 Sidonia Avenue</b>
<b>Public Hearing - Date/Time/ Location:</b>	<b>Planning and Zoning Board December 11, 2019, 6:00 p.m. City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida, 33134</b>

PUBLIC NOTICE is hereby given that the City of Coral Gables, Florida, the City Commission will conduct a Public Hearing on December 11, 2019 on the following application at the Coral Gables City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida.

An application has been submitted by BGR Development LLC, BGR Investments LLC, Sidonia Investments Group LLC for a residential multi-family building located at 23, 27, 31, and 35 Sidonia Avenue, within the geographic area where Residential Infill Regulations are applicable. The project consists of 51 dwelling units. The proposed building height is 8-stories at approximately 93 feet high including architectural projections.

The Resolution under consideration is as follows:

*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 18 thru 21, Block 23 of Douglas Section (23, 27, 31, and 35 Sidonia Avenue); including required conditions; providing for severability, repealer, and an effective date.*

All interested parties are invited to attend and participate. Please visit the City webpage at [www.coralgables.com](http://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 and Zoning Division at [planning@coralgables.com](mailto:planning@coralgables.com), Fax: 305.460.5327 or Phone: 305.460.5211. Please forward to other interested parties.

Sincerely,  
*City of Coral Gables, Florida*

**MIAMI DAILY BUSINESS REVIEW**

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

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE:

Before the undersigned authority personally appeared GUILLERMO GARCIA, who on oath says that he or she is the DIRECTOR OF OPERATIONS, Legal Notices of the Miami Daily Business Review f/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

NOTICE OF PUBLIC HEARING  
CITY OF CORAL GABLES - LOCAL PLANNING AGENCY /  
PLANNING AND ZONING BOARD - DEC. 11, 2019

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

11/29/2019

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.

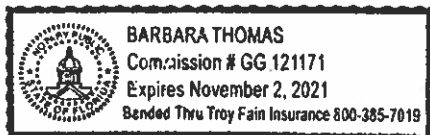
*Guillermo Garcia*

Sworn to and subscribed before me this  
29 day of NOVEMBER, A.D. 2019

*Barbara Thomas*

(SEAL)

GUILLERMO GARCIA personally known to me



**CITY OF CORAL GABLES FLORIDA  
NOTICE OF PUBLIC HEARING**

City Public Hearing Location: Local Planning Agency / Planning and Zoning Board  
Dates/Times: Wednesday, December 11, 2019, 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 Public Hearing on the following:

1. 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 18 thru 21, Block 23 of Douglas Section (23, 27, 31, and 35 Sidonia Avenue); including required conditions; providing for severability, repealer, and an effective date.
2. A Resolution of the City Commission of Coral Gables, Florida granting conditional use approval pursuant to Zoning Code Article 4, "Zoning Districts," Section 4-206, "Business Improvement Overlay District (BIOD)", to permit outdoor seating fronting Miracle Mile for a nonrestaurant facility Wolfe's Wine Shoppe on property legally described as Lots 16 and 17, Block 3 of Crafts Section (124 Miracle Mile); including required conditions; providing for severability, repealer, and an effective date.
3. A Resolution of the City Commission of Coral Gables, Florida granting conditional use approval pursuant to Zoning Code Article 4, "Zoning Districts," Section 4-206, "Business Improvement Overlay District (BIOD)", to permit outdoor seating on private property for a nonrestaurant facility Galiano Cigar Room on property legally described as Lots 25, 26, 27 and 28, Block 33 of Coral Gables Section L (2310 Galiano Street); including required conditions; providing for severability, repealer, and an effective date.

# City of Coral Gables Local Planning Agency

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](http://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 and Zoning Division at [planning@coralgables.com](mailto: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. 2006-11, 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 in order to attend or participate in the meeting should contact the City's ADA Coordinator, Raquel Elejabarrieta (Email: [relejabarrieta@coralgables.com](mailto:relejabarrieta@coralgables.com)), Telephone: 305-722-8686, TTY/TDD: 305-442-1600, at least three (3) working days prior to the meeting. All meetings are telecast live on Coral Gables TV Channel 77.

11/29

19-42/0000441078M



# Bella Villa

## 23 Sidonia

CONDITIONAL USE  
SITE PLAN

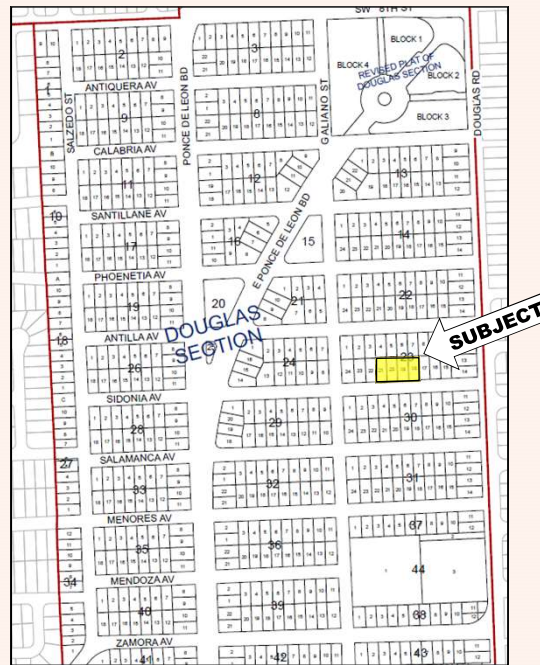
23, 27, 31, 35 SIDONIA AVENUE

PLANNING AND ZONING BOARD  
DECEMBER 11, 2019



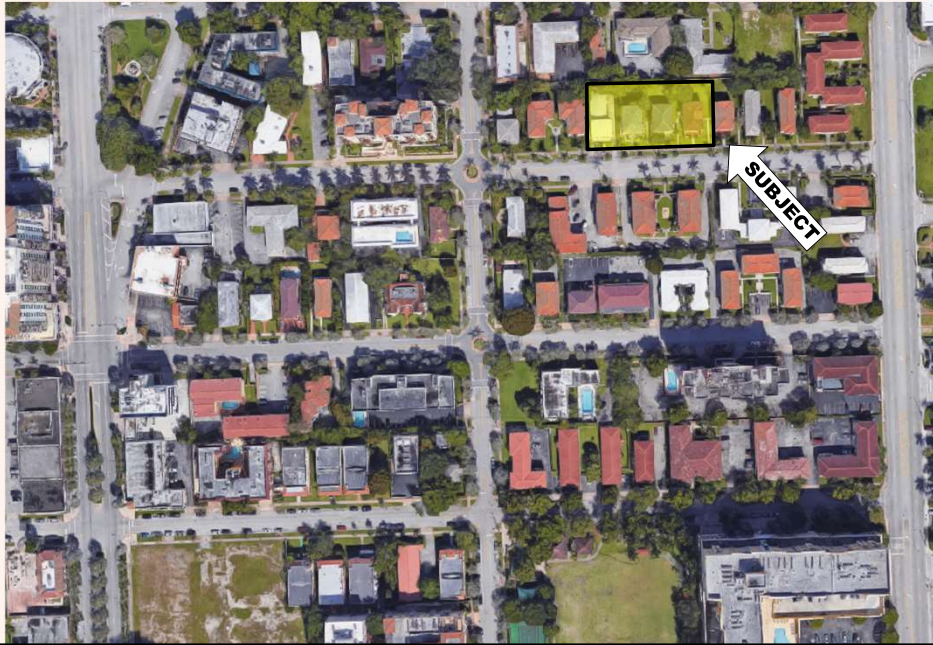
1

### LOCATION



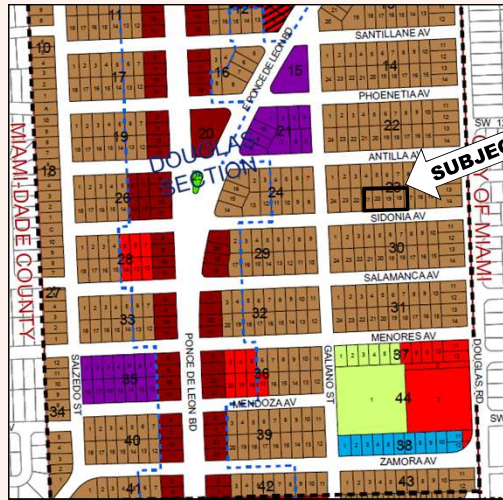
2

# AERIAL



3

## EXISTING FUTURE LAND USE MAP



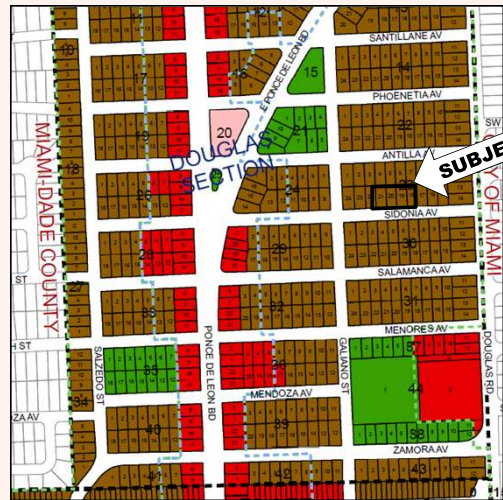
**Future Land Use Map**

**Land Use Classifications**

Residential Single-Family Low Density (R1)	Residential Multi-Family High Density (RMF-H)	University Campus	Conservation Areas
Residential Single-Family High Density (R1-H)	Commercial Low-Rise Intensity (C1)	Public Use Area	Public Buildings and Grounds
Residential Multi-Family Medium Density (RMF-M)	Commercial High-Rise Intensity (C2)	Education	Hospital
Residential Multi-Family Low Density (RMF-L)	Commercial High-Rise Intensity (C3)	Parks and Recreation	Religious/Institutional
Residential Multi-Family Medium Density (RMF-M)	Industrial	Open Space	Community Services and Facilities
		Mixed-Use	

MULTI-FAMILY MEDIUM DENSITY

## EXISTING ZONING MAP



**Zoning Map**

**Zoning Districts**

(SF1) Single-Family Residential District	(S) Special Use District	North Ponce Conservation District
(MF1) Multi-Family 1 Duplex District	(P) Preservation District	North Ponce Mixed Use
(MF2) Multi-Family 2 District	(CL) Commercial Limited District	
(MFA) Multi-Family Special Area District	(C) Commercial District	
(UCD) University Campus District	(I) Industrial District	

MULTI-FAMILY 2 (MF2)

4

**REQUEST:**  
**CONDITIONAL USE**  
**SITE PLAN REVIEW**

5

5

**RESIDENTIAL INFILL REGULATIONS (RIR)**

- AN OVERLAY FOR MF2 ZONED PROPERTIES IN THE NORTH PONCE AREA (DOUGLAS SECTION).
- ALLOWS AN INCREASE IN DENSITY UP TO 100 UNITS/ACRE WITH ARCHITECTURAL INCENTIVES.
- ALLOWS AN INCREASE IN INTENSITY UP TO 2.5 FAR WITH ARCHITECTURAL INCENTIVES.
- APPLICABLE ONLY FOR DEVELOPMENTS WITH AT LEAST 20,000 SF OF SITE AREA.

6

## PROJECT INFORMATION:

SITE AREA	.505 ACRES (22,000 SQUARE FEET)
FAR	2.34 FAR (51,570 SQUARE FEET)
HEIGHT	93' WITH ARCHITECTURAL INCENTIVES
PROGRAM	<ul style="list-style-type: none"><li>• 27 ONE-BEDROOM UNITS</li><li>• 24 TWO-BEDROOM UNITS</li><li>• 5,718 SQUARE FEET OF LANDSCAPED OPEN SPACE</li></ul>
PARKING	75 SPACES

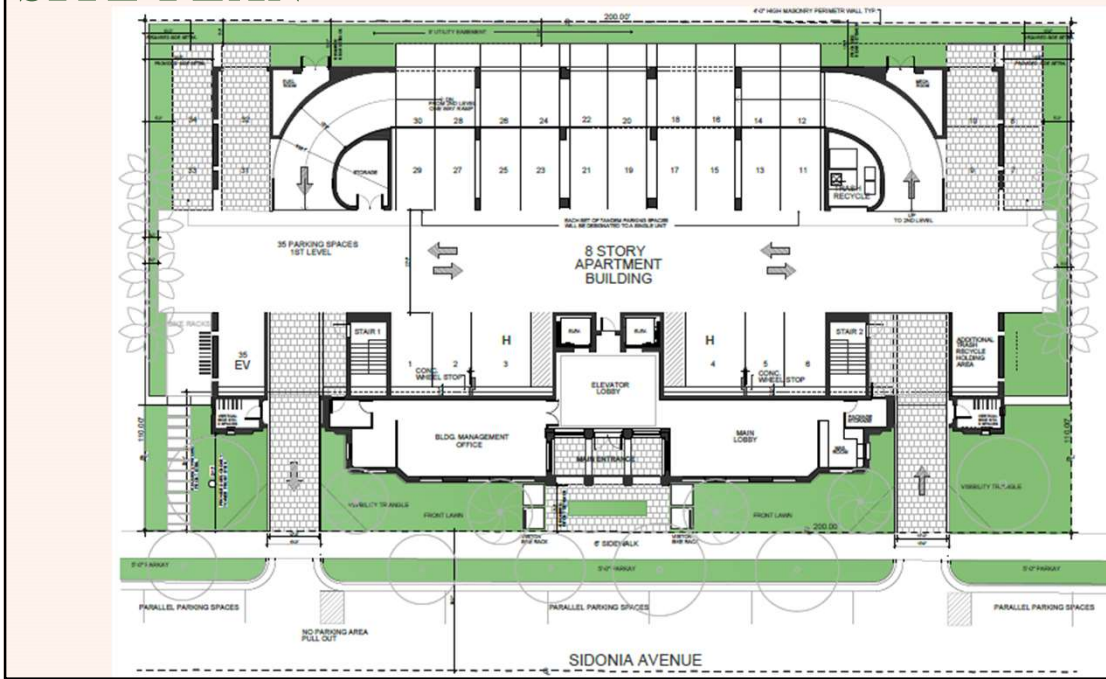
7

## CONCEPTUAL RENDERING



8

# SITE PLAN



9

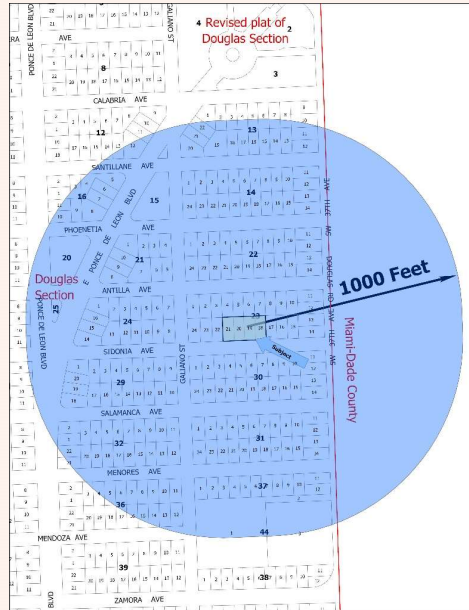
## REVIEW TIMELINE

<b>1</b>	<b>DEVELOPMENT REVIEW COMMITTEE: 05.31.19</b>
<b>2</b>	<b>BOARD OF ARCHITECTS: 10.03.19</b>
<b>3</b>	<b>NEIGHBORHOOD MEETING: 11.26.19</b>
<b>4</b>	<b>PLANNING AND ZONING BOARD: 12.11.19</b>

10



# LETTERS TO PROPERTY OWNERS



11

<b>PUBLIC NOTIFICATION</b>	
<b>2 TIMES</b>	<b>LETTERS TO PROPERTY OWNERS</b> NEIGHBORHOOD MEETING, PZB
<b>3 TIMES</b>	<b>PROPERTY POSTING</b> DRC, BOA, PZB
<b>3 TIMES</b>	<b>WEBSITE POSTING</b> DRC, BOA, PZB
<b>1 TIME</b>	<b>NEWSPAPER ADVERTISEMENT</b> PZB

12

**STAFF RECOMMENDATION:**

STAFF RECOMMENDS **APPROVAL WITH CONDITIONS (AS ENUMERATED IN THE STAFF REPORT)** OF THE PROPOSED SITE PLAN.

THE STANDARDS IDENTIFIED IN SECTION 3-408 FOR THE PROPOSED CONDITIONAL USE SITE PLAN ARE **SATISFIED, SUBJECT TO CONDITIONS OF APPROVAL.**

13



*Bella Villa*

*23 Sidonia*

CONDITIONAL USE  
SITE PLAN

23, 27, 31, 35 SIDONIA AVENUE

PLANNING AND ZONING BOARD  
DECEMBER 11, 2019



14