



City of Coral Gables
CITY COMMISSION MEETING
February 11, 2020

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 12, 13, 14, 15 and 16 of Block 11 of Revised Plat of Coral Gables Douglas Section (211 Santillane 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 01.08.20 meeting recommended approval (vote: 6 - 0) with conditions.

BRIEF HISTORY:

This application has been submitted by 211 Santillane LLC for a residential multi-family building at 211 Santillane Avenue. It is currently vacant located mid-block between Ponce de Leon Boulevard and Salzedo Street, within the North Ponce area where Residential Infill Regulations (RIR) are applicable. 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 require Conditional Use review and approval per Section 4-208.A.3(a) of the Zoning Code.

The project consists of 69 dwelling units with 96 parking spaces provided within the building, behind two-level apartment units with landscaped front yards. The proposed building height is 9-stories at approximately 99 feet high. Project summary:

Type	Currently Allowed in RIR	Proposed
Total site area	Min. 20,000 sq. ft.	30,000 sq. ft. (.69 acres)
Floor Area Ratio (FAR)	2.5 FAR	2.49 FAR
FAR x total site area	75,000 sq. ft.	74,780 sq. ft.
Building height	100 feet maximum	9-stories at 99 feet
Setbacks		
Primary street frontage (Santillane 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 (north)	10'	10'
Interior side (east)	10'	21'-10"
Interior side (west)	10'	10'-1"
Residential Density	100 units per acre	100 units per acre
Total Residential Units	69	69
Residential Unit Mix with minimum unit size of 650 sq. ft.	Studio	6 units
	One-bedroom	28 units
	Two-bedroom	35 units

Parking Spaces	96	96
Parking Setback	30 ft.	30 ft.
Landscaped front yard	10 ft.	10 ft.
Landscape Open Space Area	7,500 sq. ft. (25%)	9,973 sq. ft. (33%)

The Planning and Zoning Board at their January 8, 2020 meeting recommended that the Applicant revisit the design of the front windows of the two-level apartment units to be pedestrian friendly; move the two handicap parking spaces to be adjacent to each other and closer to the entrance; EV charging stations should be accessible to individual with disabilities for handicapped parking; move the multi-purpose room closer to the front; and make the open space accessible to the public.

The draft Resolution for conditional use with conditions of approval is provided as Exhibit A. The PowerPoint Presentation that will be presented by Staff is provided as Exhibit E.

LEGISLATIVE ACTION:

Date:	Resolution/Ordinance No.	Comments
N/A		

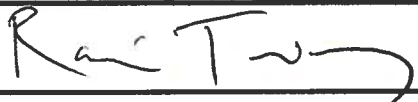
OTHER ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):

Date	Board/Committee	Comments (if any)
01.08.20	Planning and Zoning Board	Recommended approval (vote: 6-0) with conditions.

PUBLIC NOTIFICATION(S):

Date	Form of Notification
11.25.19	Applicant neighborhood meeting.
12.26.19	Courtesy notification for Planning & Zoning.
12.27.19	Sign posting of property.
12.27.19	Planning and Zoning Board legal advertisement.
12.27.19	Posted Planning and Zoning Board agenda on City web page / City Hall.
01.03.20	Posted Planning and Zoning Board staff report on City web page.
01.29.20	Courtesy notification for City Commission.
01.31.20	City Commission legal advertisement of Resolution heading.
02.04.20	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. Revised Plans Commission submittal
- C. 01.08.20 Planning and Zoning Division Staff report and recommendation with attachments.
- D. Excerpts of 01.08.20 Planning and Zoning Board Meeting Minutes.
- E. PowerPoint Presentation.
- F. Comments received from the public