



City of Coral Gables
CITY COMMISSION MEETING
January 14, 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 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.

DEPARTMENT HEAD RECOMMENDATION:

Approval with conditions.

PLANNING AND ZONING BOARD RECOMMENDATION:

The Planning and Zoning Board at their 12.11.19 meeting recommended approval (vote: 6 - 0) with conditions.

BRIEF HISTORY:

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 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 require Conditional Use review and approval per Section 4-208.A.3(a) of the Zoning Code.

The proposed project is a residential multi-family apartment building containing 91 dwelling units with structured parking in the rear. The proposed building height is 8 stories at approximately 100 feet high including architectural projections. Below is the project summary:

	Allowed per RIR	Proposed
Total site area	Min. 20,000 sq. ft.	22,000 sq. ft. (.50 acres)
Floor Area Ratio (FAR)	2.5 FAR	2.34 FAR
FAR x total site area =	55,000 sq. ft.	51,570 sq. ft.
Building height	100 feet maximum	93 feet
Setbacks		
Primary street frontages (Sidonia Avenue)	10 feet 20 feet min above 3rd 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”
Residential Density	100 units per acre	100 units per acre

Total Residential Units	51	51
Residential Unit Mix	One-bedroom	27 units
	Two-bedroom	25 units
Parking Spaces	69	75
Landscape Open Space Area	5,500 (25%)	5,948 sq. ft. (27%) on site

The Planning and Zoning Board at their December 11, 2019 meeting recommended approval with conditions, including lighting and street trees on subject block of Sidonia. After further evaluation by the Public Works Department, street trees are scheduled to be planted per the North Ponce Streetscape Program by spring 2020, and additional lighting may not be necessary. A condition of approval of a monetary contribution for streetscape improvements has been proposed and included in the draft Resolution.

The draft Resolution is provided as Exhibit A. The PowerPoint Presentation that will be presented by Staff is provided as Exhibit D.

LEGISLATIVE ACTION:

Date:	Resolution/Ordinance No.	Comments
N/A		


OTHER ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):

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

PUBLIC NOTIFICATION(S):

Date	Form of Notification
11.26.19	Applicant neighborhood meeting.
11.26.19	Courtesy notification for Planning & Zoning.
11.27.19	Sign posting of property.
11.27.19	Planning and Zoning Board legal advertisement.
12.06.19	Posted Planning and Zoning Board agenda on City web page / City Hall.
12.06.19	Posted Planning and Zoning Board staff report on City web page.
01.03.20	Courtesy notification for City Commission.
01.03.20	City Commission legal advertisement of Resolution heading.
01.07.20	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. 12.11.19 Planning and Zoning Division Staff report and recommendation with attachments.
- C. Excerpts of 12.11.19 Planning and Zoning Board Meeting Minutes.
- D. PowerPoint Presentation.