



City of Coral Gables Planning and Zoning Staff Report

Property: 211 Santillane Avenue

Applicant: 211 Santillane, LLC

Application: Conditional Use Site Plan Review

Public Hearing: Planning and Zoning Board / Local Planning Agency

Date & Time: **January 08, 2020, 6:00 – 6:00 p.m.**

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

1. APPLICATION REQUEST

Application request for conditional use site plan review to allow additional density and Floor Area Ratio (FAR) for a residential multi-family project located in a Multi-Family 2 (MF2) district by utilizing the recently adopted Residential Infill Regulations (RIR). 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 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.

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 multi-family apartment building containing 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 including architectural projections. The application package submitted by the Applicant is provided as Attachment A.

Site Area	.69 acres (30,000 square feet)
FAR	2.49 FAR (74,780 square feet)
Height	99'
Program	<ul style="list-style-type: none"> • 34 Studio & One-Bedroom Units • 35 Two-Bedroom Units • 9,360 square feet of landscaped open space (31%)
Parking	96 spaces

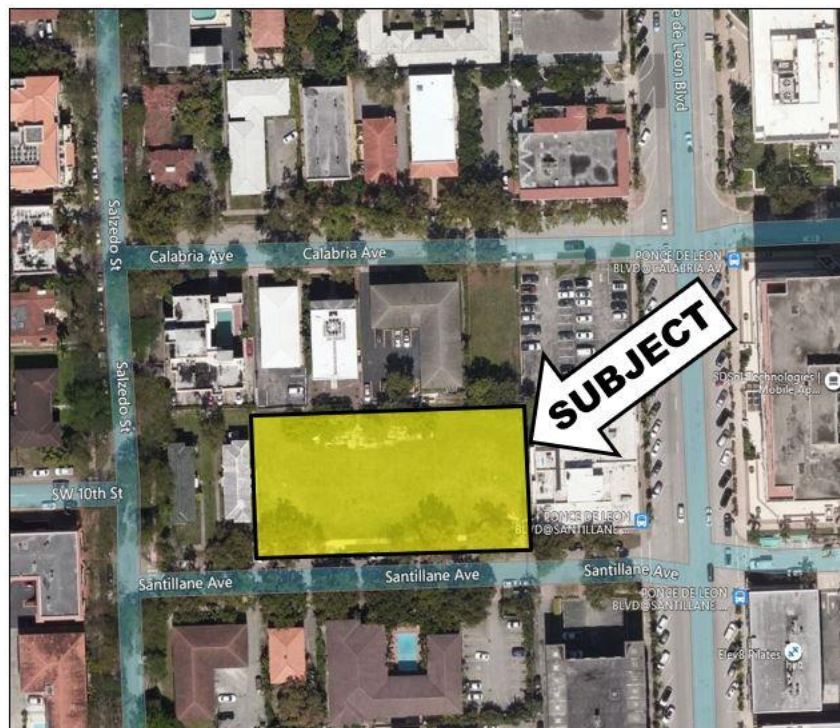
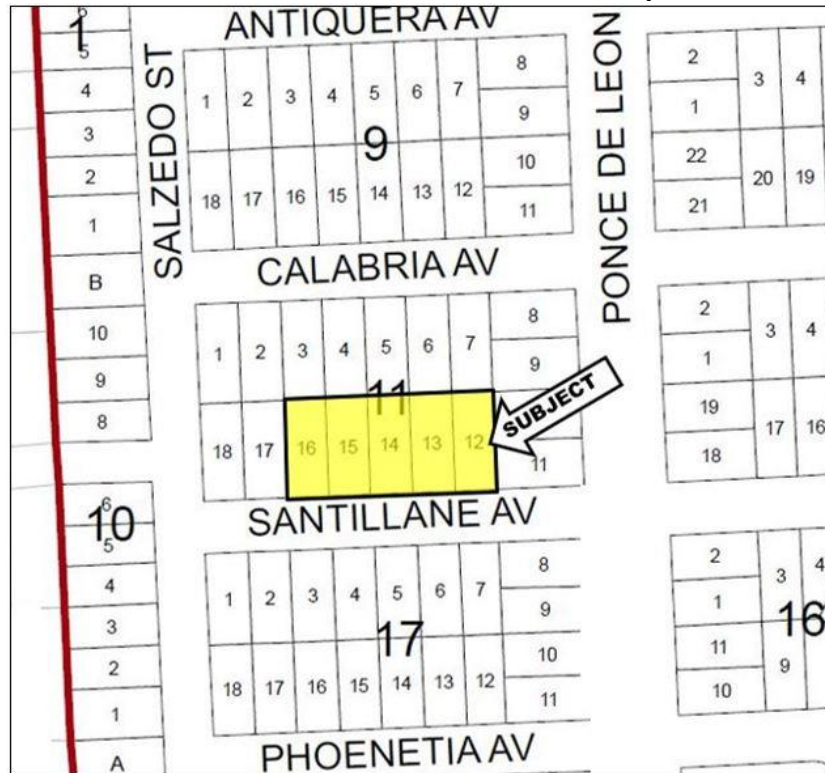
Standard	Currently Allowed in RIR	Proposed Development
Total site area	Minimum 20,000 sq. ft.	30,000 sq. ft.
FAR / permitted development (with Mediterranean bonus)	2.5 (75,000 square feet)	2.49 (74,780 square feet)
Residential Density	100 units/acre	100 units/acre
Total Residential Units	69	69
<i>Studio</i>		6
<i>One-bedroom</i>		28
<i>Two-bedroom</i>		35
Total Off-Street Parking Spaces	96	96
Building height with architectural incentives	100 feet max	99 feet
Number of stories	No limitation on floors	9 stories
Landscape Open space	7,500 sq. ft. (25%)	9,360 sq. ft. (31%)
<i>Setbacks</i>		
Primary street frontage (Santillane Avenue)	8' 20 feet min above 45 feet	8' 20 feet above 45 feet
Rear (south)	10'	10'
Interior Side (east)	10'	21'-10"
Interior Side (west)	10'	10'-1"

Project Location

The subject property is in the North Ponce area, on the northside of Santillane Avenue mid-block between Ponce de Leon Boulevard and Salzedo Street. The property is currently vacant consisting of five platted lots, totaling approximately 30,000 square feet (.69 acres), legally described as lots 12, 13, 14,15 and 16 of Block 11 of the Revised Plat of Coral Gables Douglas Section. It has a Land Use designation of Residential Multi-Family Medium Density and currently zoned Multi-Family 2 (MF2). It is within the North Ponce area (north of Navarre Avenue, south of SW 8th 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 primarily surrounded by multi-family residential use, except on the east where it abuts a one-story commercial building. Location map and aerial shown below:

Block, Lot and Section Location Map



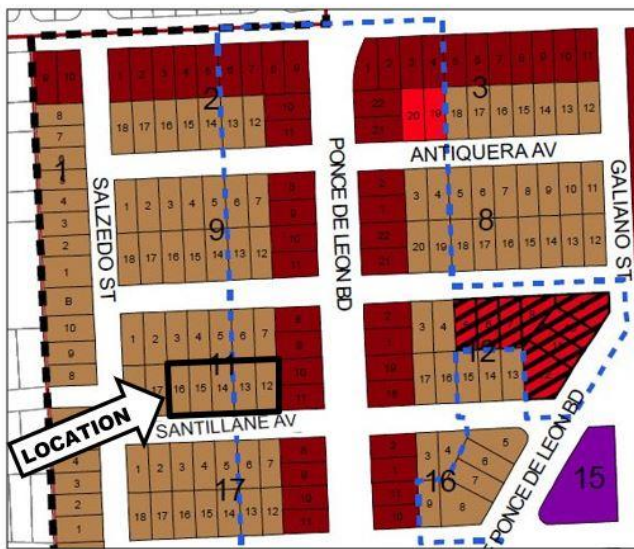
The following tables provide the subject property's designations and surrounding land uses:

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	Commercial Building	Commercial High-Rise Intensity	Commercial
West	Multi-Family building	Residential Multi-Family Medium Density	Multi-Family 2 (MF2)



Future Land Use Map



Zoning Map



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	03.29.19
Board of Architects (Preliminary Design and Mediterranean Bonus)	08.15.19
Planning and Zoning Board	01.08.20
City Commission	TBD

STAFF REVIEW				
Department	DRC 03.29.19	Board of Architects 08.15.2019	Staff Meeting 10.18.19	Comments Provided?
Historical Resources and Cultural Arts	X		X	Yes
Parking	X		X	Yes
Public Service	X		X	Yes
Concurrency	X		X	Yes
Police	X		X	Yes
Fire	X		X	Yes
Public Works	X		X	Yes
Zoning	X		X	Yes
Board of Architects	X	X	X	Yes
Planning	X		X	Yes
Building				

Public Notification and Comments

The Applicant held the mandatory neighborhood meeting on November 25, 2019 with notification to all property owners within 1,000 of the property. A copy of the meeting invitation and attendance list is on file with the Planning Division.

The Zoning Code requires notification be provided to all property owners within 1,000 feet of the property. The notification was sent on December 26, 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 735 notices were mailed. A copy of the legal advertisement and notice are provided as Attachments C and D, respectively. A map of the notice radius is provided below.

Notification Radius Map

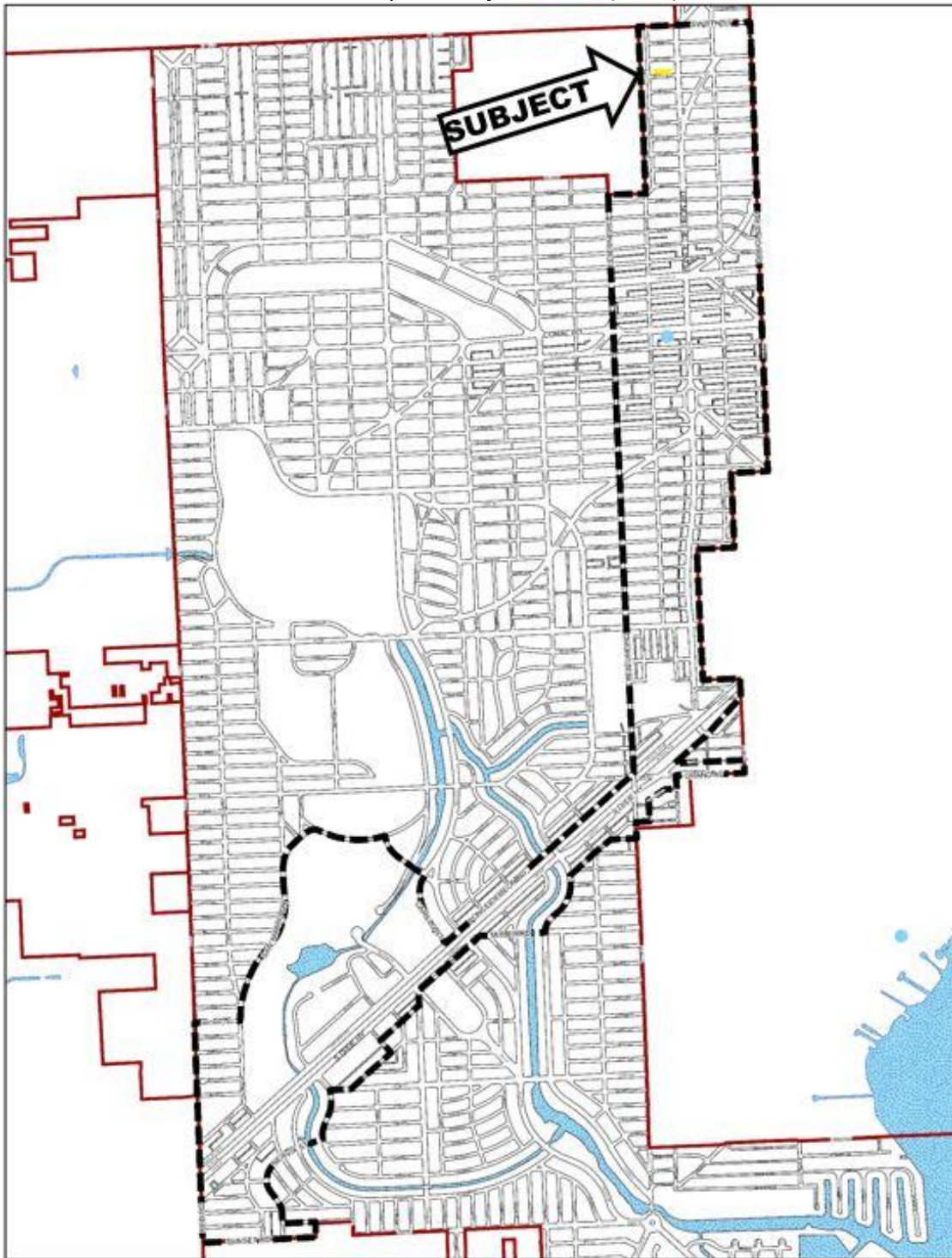


The following has been completed to solicit input and provide notice of the Application:

PUBLIC NOTICE	DATE
Applicant neighborhood meeting	November 25, 2019
Notification	December 26, 2019
Sign posting of property	December 27, 2019
Legal advertisement	December 27, 2019
Posted agenda on City web page/City Hall	December 27, 2019
Posted Staff report on City web page	January 3, 2020

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. As stated in the Traffic Generation Analysis prepared by David Plummer and Associates, provided in Attachment A, no traffic impact study is required.

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 August 15, 2019.

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 69 dwelling units. Staff review finds that the proposed plans and Staff’s recommended conditions of approval incorporate measures to mitigate potentially negative impacts that could have adverse effects on neighboring properties.

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.	Yes. 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 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.	Yes. The proposed multi-family project is permitted in the zoning district. It is similar and complimentary to the existing use and development pattern in the area and those which are being planned and under construction.
3. The proposed conditional use does not conflict with the needs and character of the neighborhood and the City	Yes. The property is currently vacant. 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.	Yes. The Applicant's proposal is consistent with the underlying zoning designation. It 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, restrictions on illuminated signage and exterior building lighting, and the provision of public realm/landscaping improvements, streetscape improvements and other off-site improvements that would otherwise not have been realized.
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	Yes. The proposed redevelopment of this property as a residential multi-family project is consistent with the surrounding uses. This project will be among the first projects to utilize the recently adopted Residential Infill Regulations.
6. The parcel proposed for development is adequate in size and shape to accommodate all development features.	Yes. The parcel is approximately 30,000 square feet (.69 acres) in size which accommodates all development features while providing high standards of architectural quality.
7. The nature of the proposed development is not detrimental	Yes. The proposed project is consistent with the stated goals and objectives for Residential Infill Regulations overlay. The redevelopment

STANDARD	STAFF EVALUATION
to the health, safety and general welfare of the community.	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.	Yes. Vehicular parking for the project is located within the building, behind two-level apartment units with landscaped front yards. Service access and areas are enclosed. A wider open space on the east side is provided to encourage and facilitate pedestrian activities and circulation through and around the project site and surrounding district.
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.	Yes. A Traffic Generation Analysis is provided by the applicant and no traffic impact study is required. The proposed project was reviewed by the Zoning Division for concurrency, and it was found that there is adequate infrastructure available to support the project. Additionally, certain conditions of approval are recommended to ensure the project meets required infrastructure.

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	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 spaces, and natural resources make the City a very desirable place to work, live and play.	Complies
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	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

REF. NO.	COMPREHENSIVE PLAN GOAL, OBJECTIVE AND POLICY	STAFF REVIEW
4	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
5	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
6	Goal DES-1. Maintain the City as a livable city, attractive in its setting and dynamic in its urban character.	Complies
7	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
8	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
9	Policy DES-1.1.6. Maintain the character of the residential and nonresidential districts, and their suitability for particular uses.	Complies
10	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
11	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
12	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
13	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
14	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
15	Policy MOB-1.1.3. Locate higher density development along transit corridors and near multimodal stations.	Complies
16	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
17	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	Complies

REF. NO.	COMPREHENSIVE PLAN GOAL, OBJECTIVE AND POLICY	STAFF REVIEW
	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.	

Staff Comments: Staff’s determination that this application is consistent with the CP Goals, Objectives and Policies that are identified above is based upon compliance with conditions of approval recommended by Staff. It meets the intent of the recently adopted RIR overlay 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. The Applicant’s plans address the City’s objectives for encouraging development near multi-modal transportation nodes.

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 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.

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's submittal package dated 8/19/2019 prepared by Gunster, Yoakley & Stewart, P.A. and Bellin Pratt & Fuentes Architects to include:
 - i. Maximum building height shall not exceed 100' at 9-stories
 - ii. 2.49 FAR (74,780 sq. ft.)
 - iii. 69 dwelling units
 - iv. 96 parking spaces
 - v. 9,360 sq. ft. (31%) landscape open space
 - vi. Proposed mashrabiya screen is subject to approval for the Art in Public Places otherwise, screens shall be replaced with operable windows facing the street. In addition, proposed design shall comply with bay window standards.
 - b. 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. **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.
 - b. **Off-site and Public Realm Improvements Contribution.** The Applicant shall contribute \$125,000 to the North Ponce Streetscape Program for street improvements.
 - c. **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).
 - d. **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.
 - e. **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.

- f. **Signage.** Provide Signage Plan indicating code compliant size and location of all proposed exterior signage.
- g. **Ground Floor Design.** The ground floor of all buildings shall continue to be designed to optimize pedestrian activity.
- 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 Santillane 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. If any components of the proposed modifications are not approved, the traffic study shall be revised and additional community involvement may be required.
- 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 Temporary Certificate of Occupancy, 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. **Underground utilities.** Submit all necessary plans and documents and complete the undergrounding of all new utilities along all public rights-of-way surrounding and adjacent

project boundary (between south side of Santillane Avenue and the north side of Calabria Avenue), subject to review and approval by the Directors of Public Works, Landscape Services and Planning and Zoning.

- b. **Utility Upgrades.** Water and Sewer system upgrades and all associated right-of-way improvements may be required along Santillane Avenue, at the Applicant's expense.
- c. **Art in Public Places.** The Applicant shall comply with all City requirements for Art in Public Places.
- d. **Bicycle/Pedestrian Plan.** The bicycle and pedestrian paths shall comply with the City's Bicycle Pedestrian Master Plan.
- e. **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 August 19, 2019.
- B. 11.25.19 Neighborhood Meeting
- C. 12.26.19 Notice mailed to all property owners within 1,000 feet of the property
- D. 12.27.19 Legal notice
- E. Powerpoint Presentation

Please visit the City's webpage at 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 15, 2019

INVITATION TO NEIGHBORHOOD MEETING

RE: 211 Santillane Avenue / Proposed Multifamily Apartment Building

Dear Neighboring Property Owner,

On behalf of 211 Santillane Owner, 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 211 Santillane Avenue. The meeting will take place on the date and time and at the location indicated below:

Monday, November 25, 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 11404382.1

Minutes for 211 Santillane Project Neighborhood Meeting

On November 25, 2019, the neighborhood meeting for the 211 Santillane project commenced at approximately 6:08 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
- Glenn Pratt, Marshall Bellin, and David Fuentes, Project Architects
- Juan Espinosa, Project Traffic Engineer


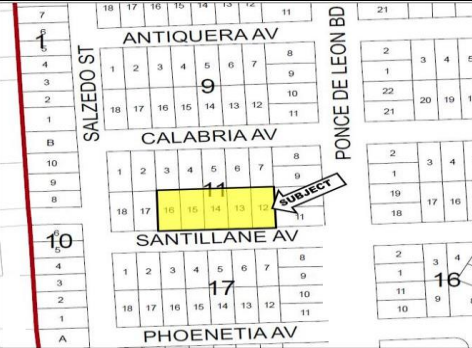
Approximately 12 neighboring property owners were in attendance. Ms. Kahn commenced the meeting with a brief overview of the surrounding area, the project site located at 211 Santillane Avenue, and a description of the proposed project, which is a 9-story, 67-unit multifamily apartment building with ground floor “walk up” units and related amenities. Mr. Pratt then explained the history of the Residential Infill Regulations and made a detailed presentation of the architectural plans for the project, with an emphasis on the characteristics required by the RIR, including the landscaped open space and the parking screened by two-story street level units. He explained that the Project exceeds the required open space of 25% by providing over 30% open space including a publicly accessible open space on the east side of the property. He also presented renderings of the building, the proposed mashrabiya, public art work proposed for the ground level of the building, and detailed vignettes including the amenities deck, which houses a pool and gym.

A neighbor asked about the width of the publicly accessible open space and Mr. Pratt provided that the open space along the east side of the property was approximately 20 feet in width. Another neighbor expressed concern regarding the use of the open space by the homeless population, which Mr. Pratt agreed was a concern and that they would work together with the City to implement preventative measures. That same neighbor also expressed appreciation for the architecture of the building and stated that she thought it would be “a great addition to the neighborhood.” A third neighbor asked whether Mr. Pratt believed buildings like this would ultimately replace the garden apartments in the neighborhood. Mr. Pratt stated that those garden apartments which have historic significance will likely be protected, but those which are in disrepair, do not provide sufficient parking, and are undesirable to renters and owners alike, will likely be replaced by new buildings. The neighbors expressed an overall desire to see more buildings like the one proposed for 211 Santillane in place of the run-down garden apartments.

The project was well-received with several favorable comments about the overall architecture and proposed mashrabiya. The formal presentation concluded at approximately

6:45 pm. A few members of the public stayed to have discussions with individual project team members and to ask further questions regarding the presentation and proposed project.

ACTIVE 11433334.1

	<p align="center">City of Coral Gables Courtesy Public Hearing Notice</p> <p align="center">December 26, 2019</p>	
<p>Applicant:</p>	<p>211 Santillane, LLC</p>	
<p>Application:</p>	<p>Conditional Use with Site Plan Review</p>	
<p>Property:</p>	<p>211 Santillane Avenue</p>	
<p>Public Hearing - Date/Time/ Location:</p>	<p>Planning & Zoning Board January 8, 2020 6:00 p.m. - 9:00 p.m. City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida, 33134</p>	

PUBLIC NOTICE is hereby given that the City of Coral Gables, Florida, the Planning & Zoning Board will conduct a Public Hearing on Wednesday, January 8, 2020 on the following application at the Coral Gables City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida.

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.

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 are applicable. 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 including architectural projections.

All interested parties are invited to attend and participate. 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 and Zoning Division at 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 - JAN. 8, 2020

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

12/27/2019

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

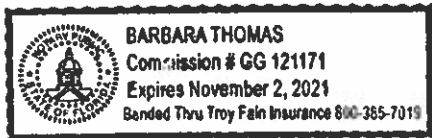
Guillermo Garcia

Sworn to and subscribed before me this
27 day of DECEMBER, A.D. 2019

Barbara Thomas

(SEAL)

GUILLERMO GARCIA personally known to me



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

City Public Hearing Local Planning Agency / Planning and Zoning Board
Dates/Times Wednesday, January 8, 2020, 6:00 - 9:00 p.m.
Location City Commission Chambers, City Hall, 405 Blitmore 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," 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.
2. 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, Block 11 of Douglas Section (generally located Santillane Avenue at mid-block between Ponce de Leon Boulevard and Salzedo Street), Coral Gables, Florida; including required conditions; providing for severability, repealer, and an effective date.
3. An Ordinance of the City of Coral Gables, Florida amending the City of Coral Gables Zoning Code, Article 3, "Development Review," Section 3-606, "Procedures for appeals," to afford staff an additional 72 hours to appeal City Board decisions if a filed appeal is determined to be deficient.
4. An Ordinance of the City of Coral Gables, Florida amending the City of Coral Gables Zoning Code, Article 3, "Development Review", Section 3-606 "Procedures for appeals," to include Dade Heritage Trust Inc. as an "aggrieved party" for the purpose of appeals from the Historic Preservation Board.
5. An Ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code, by amending Article 5, "Development Standards," Section 5-107, "Playhouse", and Section 109, "Recreational Equipment", clarifying provisions for play structures and recreational equipment; providing for severability clause, codification, and providing for 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 and Zoning 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. 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), 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.

12/27

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211 Santillane

CONDITIONAL USE
SITE PLAN

211 SANTILLANE AVENUE

PLANNING AND ZONING BOARD
JANUARY 8, 2020



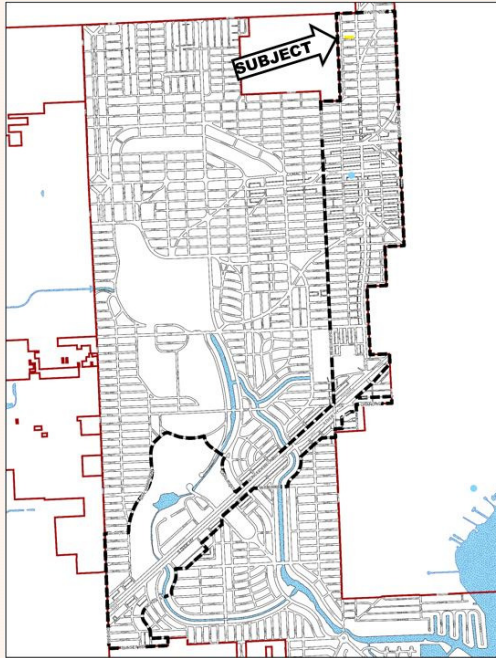
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AERIAL



2

GRID



5

NORTH PONCE RESIDENTIAL INFILL REGULATIONS (RIR)

- NORTH PONCE RIR IS AN OVERLAY FOR MF2 ZONED PROPERTIES IN THE 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.

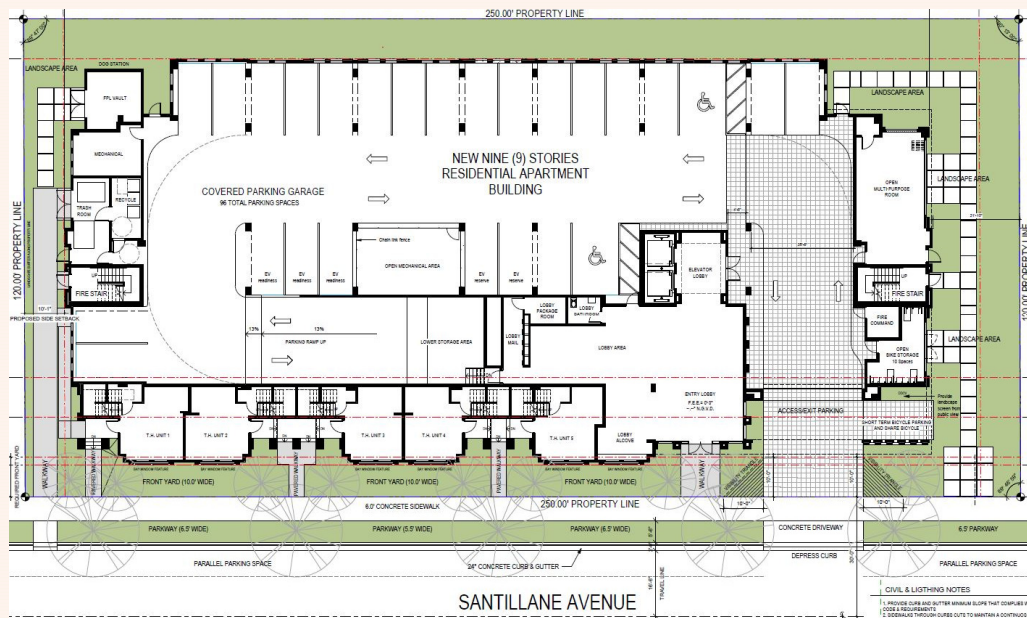
6

REQUEST: CONDITIONAL USE SITE PLAN REVIEW

SITE AREA	.69 ACRES (30,000 SQUARE FEET)
FAR	2.49 FAR (74,780 SQUARE FEET)
HEIGHT	9-STORIES AT 99' WITH ARCHITECTURAL INCENTIVES
PROGRAM	<ul style="list-style-type: none"> • 6 STUDIO UNITS • 28 ONE-BEDROOM UNITS • 35 TWO-BEDROOM UNITS • 9,360 SQ. FT. OF LANDSCAPED OPEN SPACE (31%)
PARKING	96 SPACES

7

SITE PLAN



8

CONCEPTUAL RENDERING



9

CONCEPTUAL RENDERING



10

ELEVATION



11

ELEVATION



12

REVIEW TIMELINE

1	DEVELOPMENT REVIEW COMMITTEE: 03.29.19
2	BOARD OF ARCHITECTS: 08.15.19
3	NEIGHBORHOOD MEETING: 11.25.19
4	PLANNING AND ZONING BOARD: 01.08.20

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STAFF REVIEW

DEPARTMENT	DRC 03.29.19	STAFF MEETING 10.18.19	COMMENTS PROVIDED?
HISTORICAL	X	X	YES
PARKING	X	X	YES
LANDSCAPE	X	X	YES
CONCURRENCY	X	X	YES
POLICE	X	X	YES
FIRE	X	X	YES
PUBLIC WORKS	X	X	YES
ZONING	X	X	YES
BOA	X	X	YES
PLANNING	X	X	YES
BUILDING			

14

LETTERS TO PROPERTY OWNERS (1,000 FT.)



15

PUBLIC NOTIFICATION

2 TIMES	LETTERS TO PROPERTY OWNERS NEIGHBORHOOD MEETING, PZB
3 TIMES	PROPERTY POSTING DRC, BOA, PZB
3 TIMES	WEBSITE POSTING DRC, BOA, PZB
1 TIME	NEWSPAPER ADVERTISEMENT PZB

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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.

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211 Santillane

CONDITIONAL USE
SITE PLAN

211 SANTILLANE AVENUE

PLANNING AND ZONING BOARD
JANUARY 8, 2020



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