



City of Coral Gables Planning and Zoning Staff Recommendation

Applicant:	E. Stetson Glines and Mary Jane Wooldridge
Application:	Subdivision Review for a Tentative Plat and Text Amendment to the Zoning Code
Property:	6009 Maggiore Street, Coral Gables, Florida
City Public Hearing Dates/Times:	Planning and Zoning Board April 9, 2014, 6:00 – 9:00 p.m. City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida, 33134

Application Request.

Request is for tentative plat review and text amendment to the Zoning Code for the property located at 6009 Maggiore Street, as follows:

- 1. Resolution of the City Commission of Coral Gables approving the Final Plat entitled “Riviera-Maggiore Subdivision” pursuant to Zoning Code Article 3, Division 9, “Platting/Subdivision”, being a re-plat of an approximately 0.35 acre property into two (2) platted lots for residential, single-family use on property assigned Single-Family Residential (SFR) zoning, on the property legally described as the west seventy-three (73) feet of Lots 1-2 and 27-28, Block 122, Riviera Section Part 10 (6009 Maggiore Street), Coral Gables, Florida; providing for an effective date.*
- 2. An Ordinance of the City Commission of Coral Gables, Florida providing for a text amendment to the City of Coral Gables Official Zoning Code Appendix A, “Site Specific Regulations”, by adding Section A-77.1. “Riviera-Maggiore Subdivision”, to indicate Lots 1 and 2 are separate building sites; providing for severability, repealer, codification, and an effective date.*

The proposed tentative plat requires public hearing review by the Planning and Zoning Board, prior to the preparation of the Final Plat which requires City Commission review at one (1) public hearing (Resolution format). The Zoning Code text amendment recording each of the platted lots as separate building sites also requires City Commission review at two (2) public hearings (Ordinance format).

Summary of Application.

“E. Stetson Glines and Mary Jane Wooldridge” (hereinafter referred to as “Applicant”), has submitted an application for “Subdivision Review for a Tentative Plat” (hereinafter referred to as the “Application”) for City of Coral Gables review and public hearing consideration. The application package submitted by the Applicant is provided as Attachment A.

The request is to re-plat an existing 210' x 73' property consisting of four (4) partially platted lots into two (2) fully platted lots, each being 105' x 73' in size. The property consists of the west seventy-three (73) feet portions of four (4) platted lots. The proposed two (2) platted lots would each have the west seventy-three (73) feet portions of two (2) platted lots. The proposed Zoning Code text amendment would fulfill the technical requirement to record each of the platted lots as separate building sites for single family residences in the appendix of the Zoning Code.

A request for the separation of this property into two (2) separate building sites was approved by the City Commission by Ordinance No. 2013-18, adopted on 12.10.13. A copy of Ordinance No. 2013-18 is provided as Attachment B. The conditions of approval of the building site separation are itemized in the ordinance. At the October 9, 2013 Planning and Zoning Board meeting, the Board made no recommendation (vote: 2 yes – 3 no) on the building site separation request, as an affirmative vote of four (4) members of the Board is necessary for the adoption of any motion.

An existing single-family residence and garage structure is located in approximately the center of the property, and would be demolished to allow for the construction of two (2) new single-family residences. The Zoning Code requires that every building site have at least one (1) fully platted lot, and the proposed building sites would consist of only partially platted lots. A re-plat of the property was required as a condition of approval. The Applicant proffered the submittal of a public hearing application for re-platting the property into two (2) fully platted lots at the time the building site separation was requested, and is aware that the re-plat must occur before either new residence can be constructed.

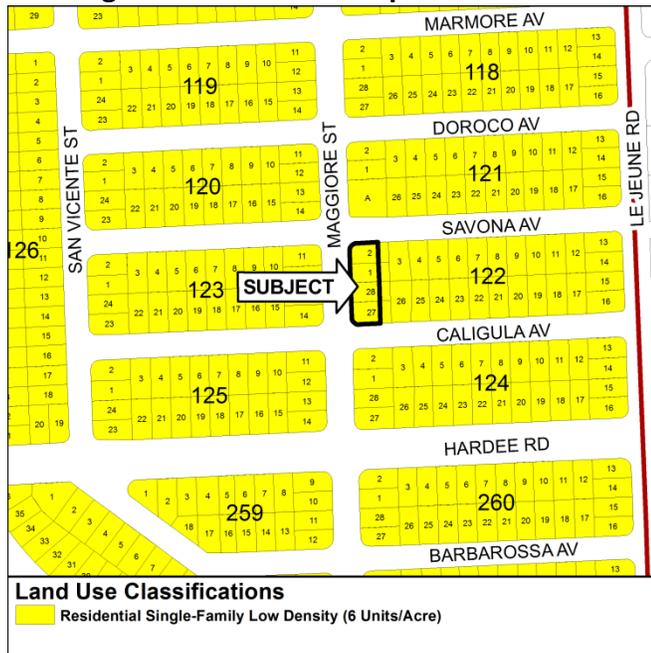
The property is located on the entire west end of a block fronting onto Maggiore Street between Savona Avenue (north) and Caligula Avenue (south) one block north of Hardee Road, and is legally described as the west seventy-three (73) feet of Lots 1-2 and 27-28, Block 122, Riviera Section Part 10 (6009 Maggiore Street), Coral Gables, Florida, as shown in the following location map:

Surrounding Land Uses

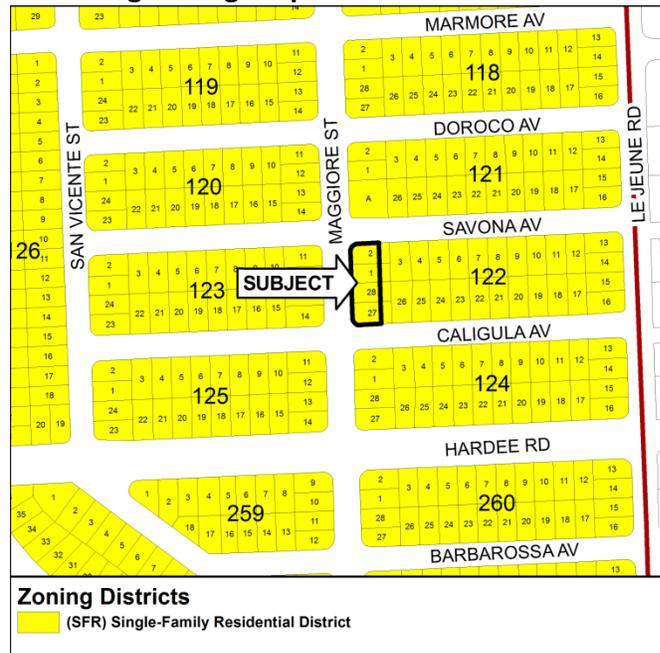
Location	Existing Land Uses	CP Designations	Zoning Designations
North	Single-family residences	“Residential Single-family Low Density”	Single Family Residential (SFR)
South	Single-family residences	“Residential Single-family Low Density”	Single Family Residential (SFR)
East	Single-family residences	“Residential Single-family Low Density”	Single Family Residential (SFR)
West	Single-family residences	“Residential Single-family Low Density”	Single Family Residential (SFR)

The surrounding properties have the same single-family residential land use and zoning designations as the subject property, illustrated as follows:

Existing Future Land Use Map



Existing Zoning Map



Aerial

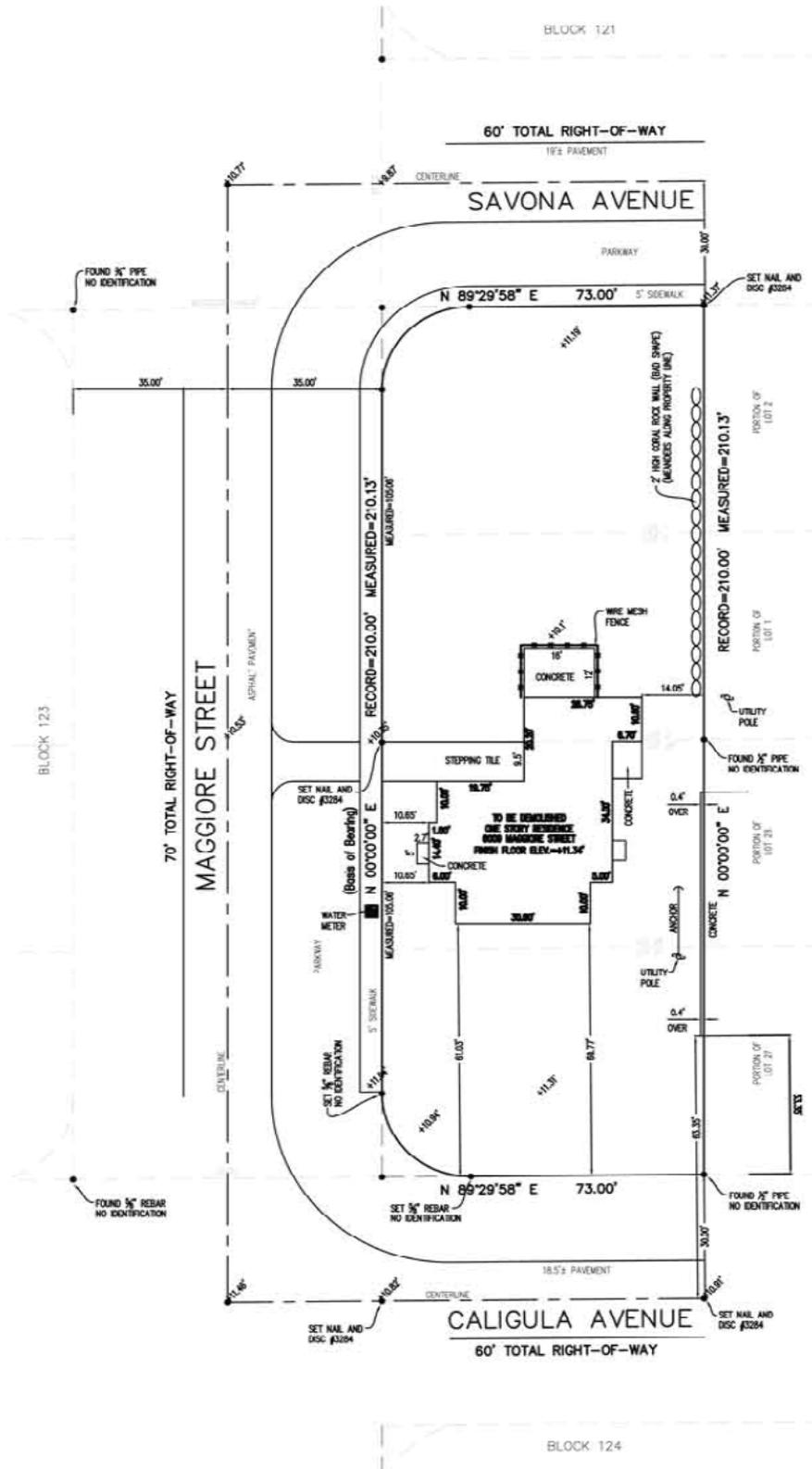


City Review Timeline

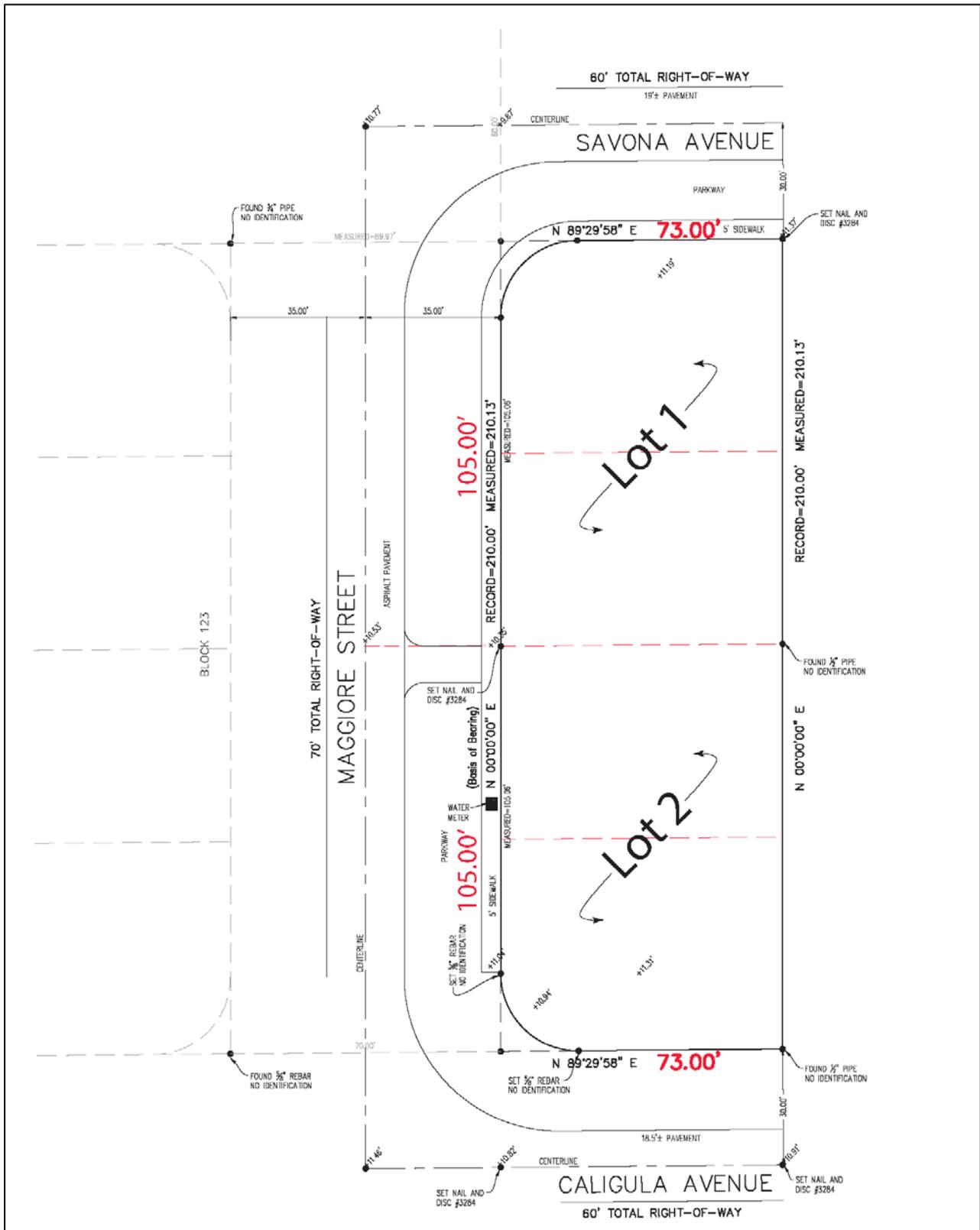
The submitted application has undergone the following City reviews:

Type of Review	Date
Development Review Committee	06.28.13
Board of Architects	N/A
Historic Preservation Board	N/A
Planning and Zoning Board	04.09.14
City Commission (1 st reading)	TBD
City Commission (2 nd reading)	TBD

Property Survey



Proposed Tentative Plat



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 (CP) Goals, Objectives and Policies, compliance with the Zoning Code and compliance with other applicable portions of the City Code.

Findings of Fact- Tentative Plat Review

The procedure for reviewing and recommending a tentative plat is contained in Sections 3-901 through 3-904 of the Zoning Code. The Planning and Zoning Board provides a recommendation on tentative plats to the City Commission. The final plat is prepared from the tentative plat, with a final review and approval in resolution form by the City Commission. Administrative review and approval of final plat is required by the Miami-Dade County Subdivision Department prior to the City Commission hearing. The tentative plat is provided in the submitted Application (see Attachment A).

Proposed Zoning Plan

The tentative plat entitled "Riviera-Maggiore Subdivision" proposes re-platting the single platted tract into two (2) platted lots. The property's zoning designation would not change as a result of this re-plat and both platted lots would remain Single Family Residential (SFR). Both Lots 1 and 2 would be deemed to face onto Maggiore Street. All required setbacks for these building sites would apply and remain the same. The single-family structures on the two (2) building sites would be required to meet all provisions of the Zoning Code and all conditions of approval required at the time the property was separated into two (2) building sites as provided in Ordinance No. 2013-18, as adopted on 12.10.13.

Other Reviews

As required by Code, comments were solicited from affected utility companies regarding the tentative plat. No objections were received from Florida Power and Light Company, Miami-Dade Water and Sewer, City Gas or BellSouth concerning this re-plat. Copies of each of the utility companies' review letters are included in the application package provided as Attachment A.

City Staff Review

This tentative plat was submitted for review to the Development Review Committee (DRC) and distributed to City Departments as required in Zoning Code Section 3-902. The Zoning Code requires review and comments be provided by the Public Works Department with Staff's report and recommendation. In a memorandum dated 03.03.14, the Public Works Department stated the Department does not object to the proposed tentative plat, and provides comments stating required letters have been received from utility companies and that review is required by the Miami-Dade County Subdivision Department prior to the City Commission hearing (see Attachment C).

Consistency Evaluation of the Comprehensive Plan (CP) Goals, Objectives and Policies

This section provides a detailed analysis of the CP providing a basis of consistency, and finds the following CP Goals, Objectives and Policies are applicable.

Consistent CP Goals & Objectives and Policies are as follows:

Ref. No.	CP 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-1.2. Efforts shall continue to be made to control blighting influences, and redevelopment shall continue to be encouraged in areas experiencing deterioration.	Complies
3.	Policy FLU-1.3.2. All development applications in residential neighborhoods shall continue to be reviewed by applicable boards and committees to ensure the protection from intrusion by incompatible uses that would disrupt or degrade the health, safety, tranquility, aesthetics and welfare of the neighborhood by noise, light, glare, odor, vibration, dust, hazardous materials or traffic. The City will continue to enforce the adopted restrictive design standards; historic preservation policies and the applicable performance standards of the Commercial Limited designation in the Zoning Code.	Complies
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.	Objective FLU-1.13. The City shall enforce the recently adopted Zoning Code which creates, preserves and maintains scenic vistas in keeping with the classic traditions as embodied in the original city plan.	Complies
7.	Objective FLU-1.14. The City shall enforce Zoning Code provisions which continue to preserve and improve the character of neighborhoods.	Complies
8.	Goal FLU-3. The City as a part of its development review process shall engage public/community participation and collaboration to provide for a transparent development review process.	Complies
9.	Objective FLU-3.1. The City shall continue its efforts to notify stakeholders, residents, property owners and neighborhood associations of pending development reviews to provide transparency within the development process.	Complies

Ref. No.	CP Goal, Objective and Policy	Staff Review
10.	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
11.	Policy DES-1.1.1. Promote and support George Merrick’s vision consistent with the established historic and cultural fabric of the City.	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.	Policy DES-1.1.6. Maintain the character of the residential and nonresidential districts, and their peculiar suitability for particular uses.	Complies
14.	Policy DES-1.1.7. Preserve residential properties to assure that future development will be in conformity with the foregoing distinctive character, with respect to type, intensity, design and appearance.	Complies

Staff Comments: The above evaluation indicates that this Application is “consistent” with the CP’s goals, objectives and policies.

Zoning Code Amendment - Site Specific Provisions

A text amendment is required to Zoning Code Appendix A - Site Specific Regulations which would add the name of the new subdivision, and indicate that both Lots 1 and 2 created by the re-plat would be separate building sites. The residences of both building sites would be required to face onto Maggiore Street, which was a condition of approval for the building site separation. Zoning Code Appendix A - Site Specific Regulations would be amended by adding Section A-17.1, “Riviera-Maggiore Subdivision”, as follows (underlining denotes additions):

Section A-77.1 – Riviera-Maggiore Subdivision.

(a) Building Sites.

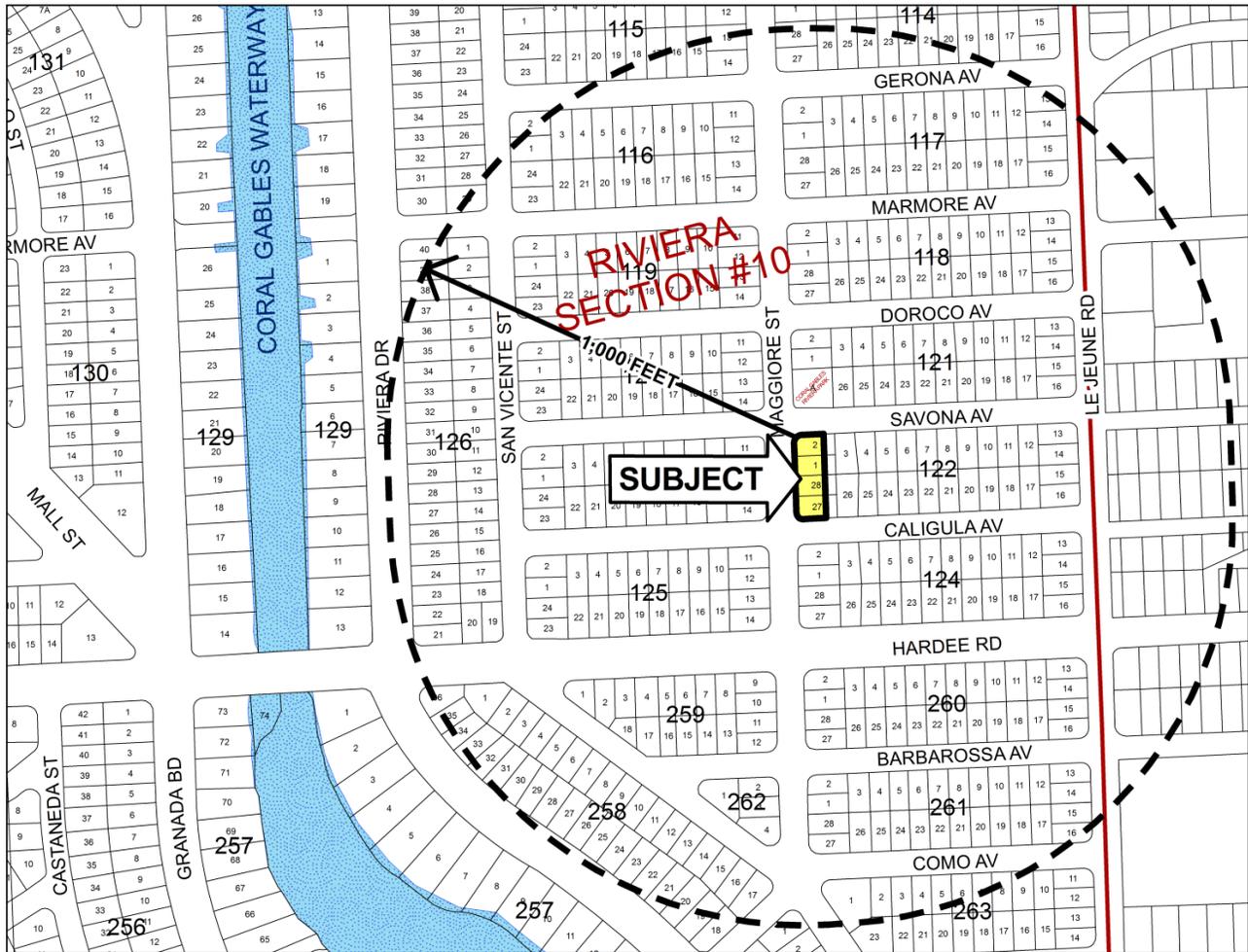
1. Lot 1 and 2 shall be considered two (2) building sites for single-family residences, as follows:
 - a. One building site consisting of Lot 1.
 - b. One building site consisting of Lot 2.
2. The residences of both building sites shall face onto Maggiore Street.

Public Notification and Comments.

The Zoning Code requires that a courtesy notification be provided to all property owners within 1,000 feet of the subject property. The notice lists the type of applications filed, proposed public hearing

dates/time and location where the application files can be reviewed. The notice also provides for an opportunity to submit comments on pending applications. 286 notices were mailed to surrounding property owners. A Copy of the legal advertisement and courtesy notice are provided as Attachments D and E. A map of the notice radius is as follows:

Courtesy Notification Radius Map



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

Public Notice

Type	Date
Public information meeting	07.30.13
Courtesy notification - 1,000 feet of the property	03.27.14
Posting of property	03.27.14
Legal advertisement	03.27.14
Posted agenda on City web page/City Hall	04.04.14
Posted Staff report on City web page	04.04.14

Staff Recommendation.

The Planning Division based upon the complete Findings of Fact contained within this Report recommends approval of the following:

1. *Resolution of the City Commission of Coral Gables approving the Final Plat entitled "Riviera-Maggiore Subdivision" pursuant to Zoning Code Article 3, Division 9, "Platting/Subdivision", being a re-plat of an approximately 0.35 acre property into two (2) platted lots for residential, single-family use on property assigned Single-Family Residential (SFR) zoning, on the property legally described as the west seventy-three (73) feet of Lots 1-2 and 27-28, Block 122, Riviera Section Part 10 (6009 Maggiore Street), Coral Gables, Florida; providing for an effective date.*
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Attachments.

- A. Applicant's submittal package.
- B. Ordinance No. 2013-18.
- C. 03.03.14 memo of no objection by Public Works Department.
- D. 03.27.14 Legal notice published.
- E. 03.27.14 Courtesy notice mailed to all property owners within 1,000 feet.

Please visit the City website at www.coralgables.com to view all application materials. The complete application also is on file and available for examination during business hours at the Planning Division, 427 Biltmore Way, Suite 201, Coral Gables, Florida, 33134.

Respectfully submitted,



Ramon Trias
Director of Planning and Zoning
City of Coral Gables, Florida