	City of Coral Gables **Planning and Zoning Staff Recommendation**
Applicant:	**444 Valencia Avenue, Inc.**
Application:	**Subdivision Review for a Tentative Plat**
Property:	**444 Valencia Avenue, Coral Gables, Florida**
City Public Hearing Dates/Times:	**Planning and Zoning Board** **July 29, 2015, 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 for the property located at 444 Valencia Avenue, as follows:

> *"Resolution of the City Commission of Coral Gables approving the Final Plat entitled "Townhouse on Valencia Phase II" pursuant to Zoning Code Article 3, Division 9, "Platting/Subdivision", being a re-plat of an approximately 0.27 acre property into four (4) platted lots for four (4) residential townhouses on property assigned Multi-Family Special Area District (MFSA) zoning, on the property legally described as Lots 1-4, Block 15, Biltmore Section (444 Valencia Avenue), Coral Gables, Florida; providing for 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).

Summary of Application

444 Valencia Avenue, Inc. (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.

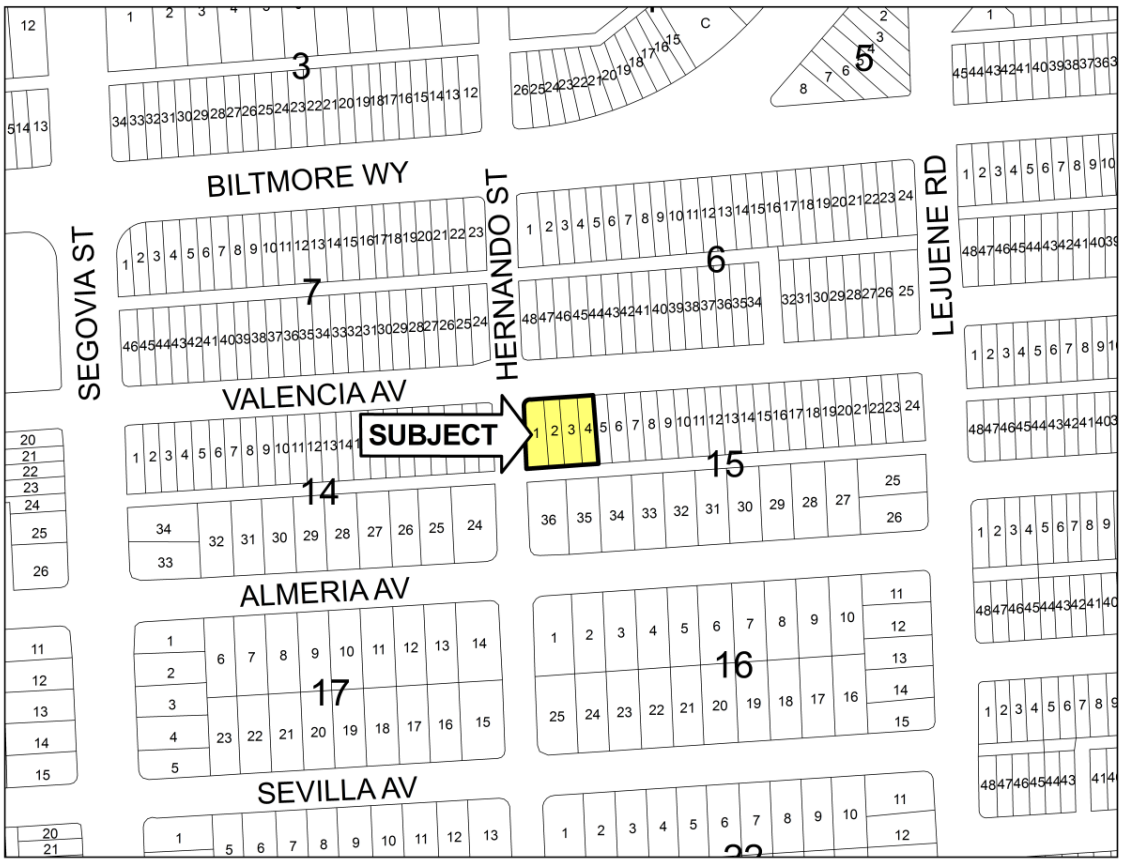
The request is to re-plat an existing 108' x 110' property consisting of four (4) platted lots into four (4) platted lots that are of equal width of the townhouses proposed to be constructed on the site. The purpose of the replat would be to allow the developer to sell the townhouses as fee simple rather than requiring the formation of a condominium for the townhouses. The configuration of the platted lots

would remain essentially the same. There are currently three (3) existing interior platted lots each with a width of 25'-0", and the existing corner platted lot has an approximate width of 33'-0". The tentative plat proposes three (3) interior platted lots each with a width of 24'-4" and a corner platted lot with an approximate width of 35'-5".

Proposed plans for the four (4) townhouses are not required to be submitted for review with the replat application. They have, however, been provided by the Applicant for reference purposes. The townhouses proposed for construction on this site is the second phase of a larger planned development. The first phase of the development was the construction of the existing three (3) townhouses adjoining this property to the east. Those townhouses were constructed in 2013. An existing two story apartment building with eight (8) residential units and a garage structure are currently located on the property, and would be demolished to allow for the construction of the townhouses.

The property is located on the southeast corner at the intersection of Valencia Avenue and Hernando Street, and is legally described as Lots 1-4, Block 15, Biltmore Section (444 Valencia Avenue), Coral Gables, Florida, as shown in the following location map:

Location Map



Site Data and Background

Property Designations and Surrounding Uses

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

Existing Property Designations

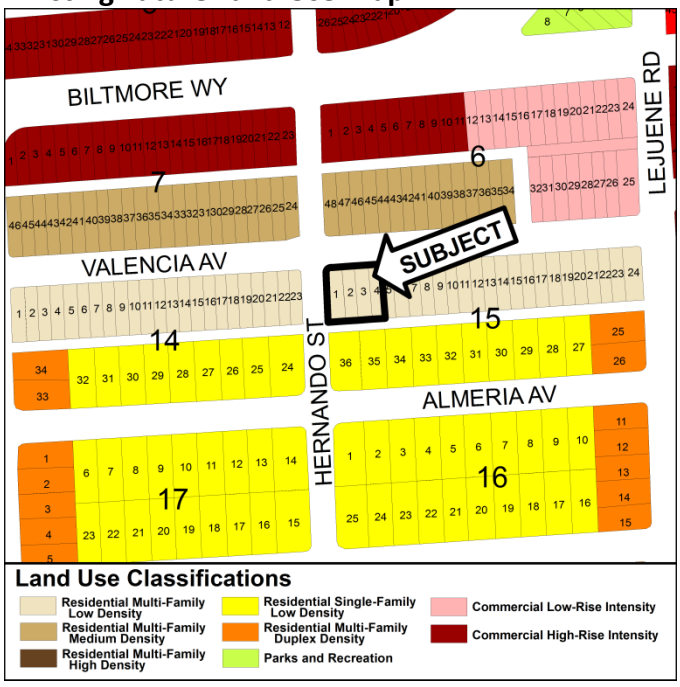
Comprehensive Plan Future Land Use Map designation	"Residential Multi-Family Low Density"
Zoning Map designation	Multi-Family Special Area District (MFSA)

Surrounding Land Uses

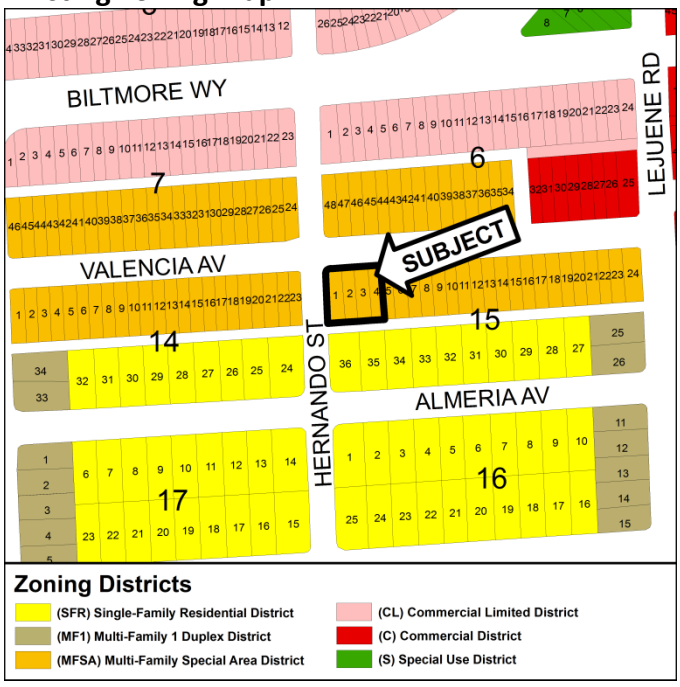
Location	Existing Land Uses	CP Designations	Zoning Designations
North	Non-conforming, 13-story multi-family residential building	"Residential Multi-Family Medium Density"	Multi-Family Special Area District (MFSA)
South	1-story single-family residence	"Residential Single-Family Low Density"	Single-Family Residential (SFR) District
East	2-story multi-family residential building	"Residential Multi-Family Low Density"	Multi-Family Special Area District (MFSA)
West	2-story townhouses	"Residential Multi-Family Low Density"	Multi-Family Special Area District (MFSA)

Properties surrounding the subject property have land use and zoning designations as illustrated on the following maps:

Existing Future Land Use Map



Existing Zoning Map



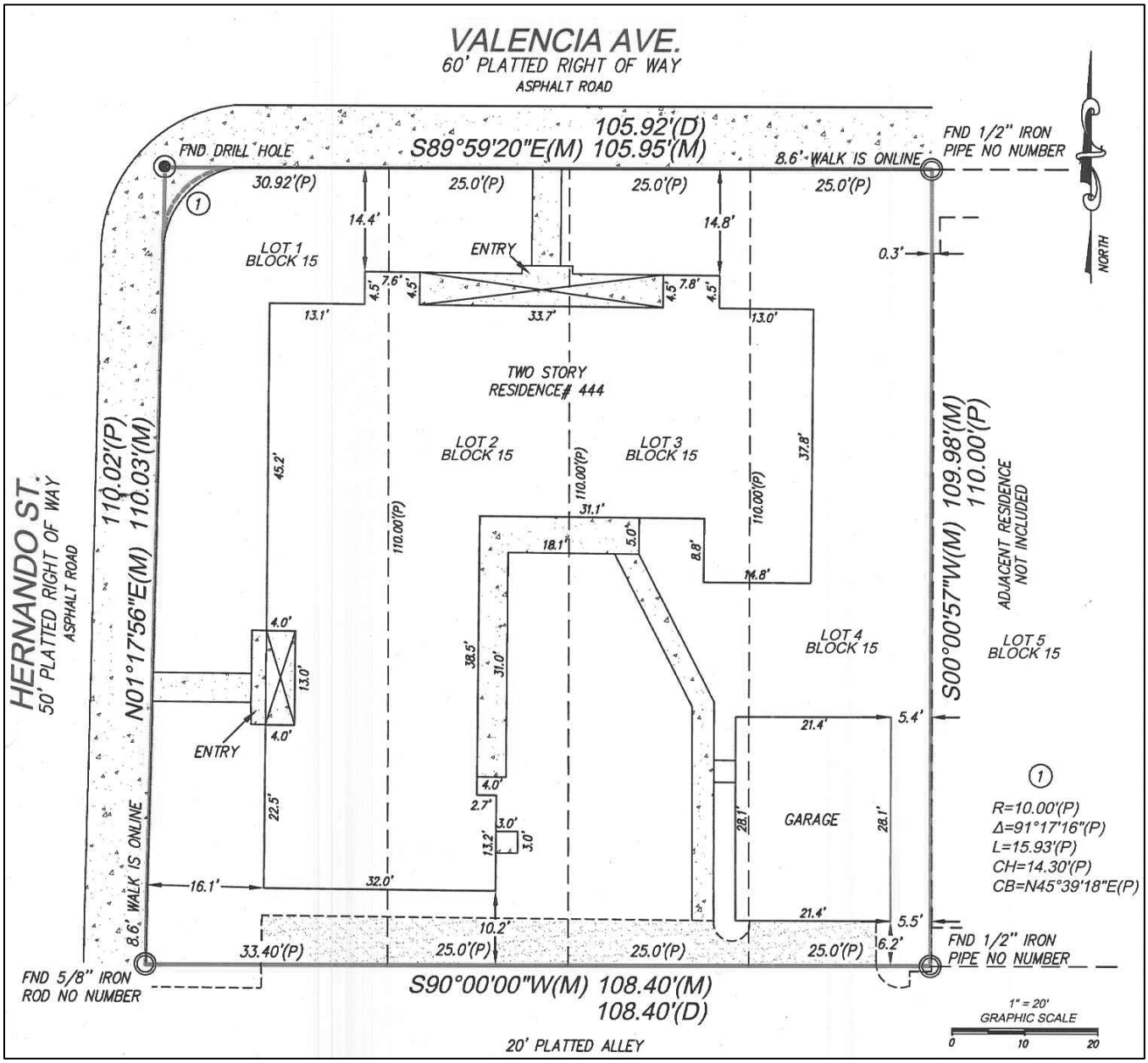
Aerial

City Review Timeline

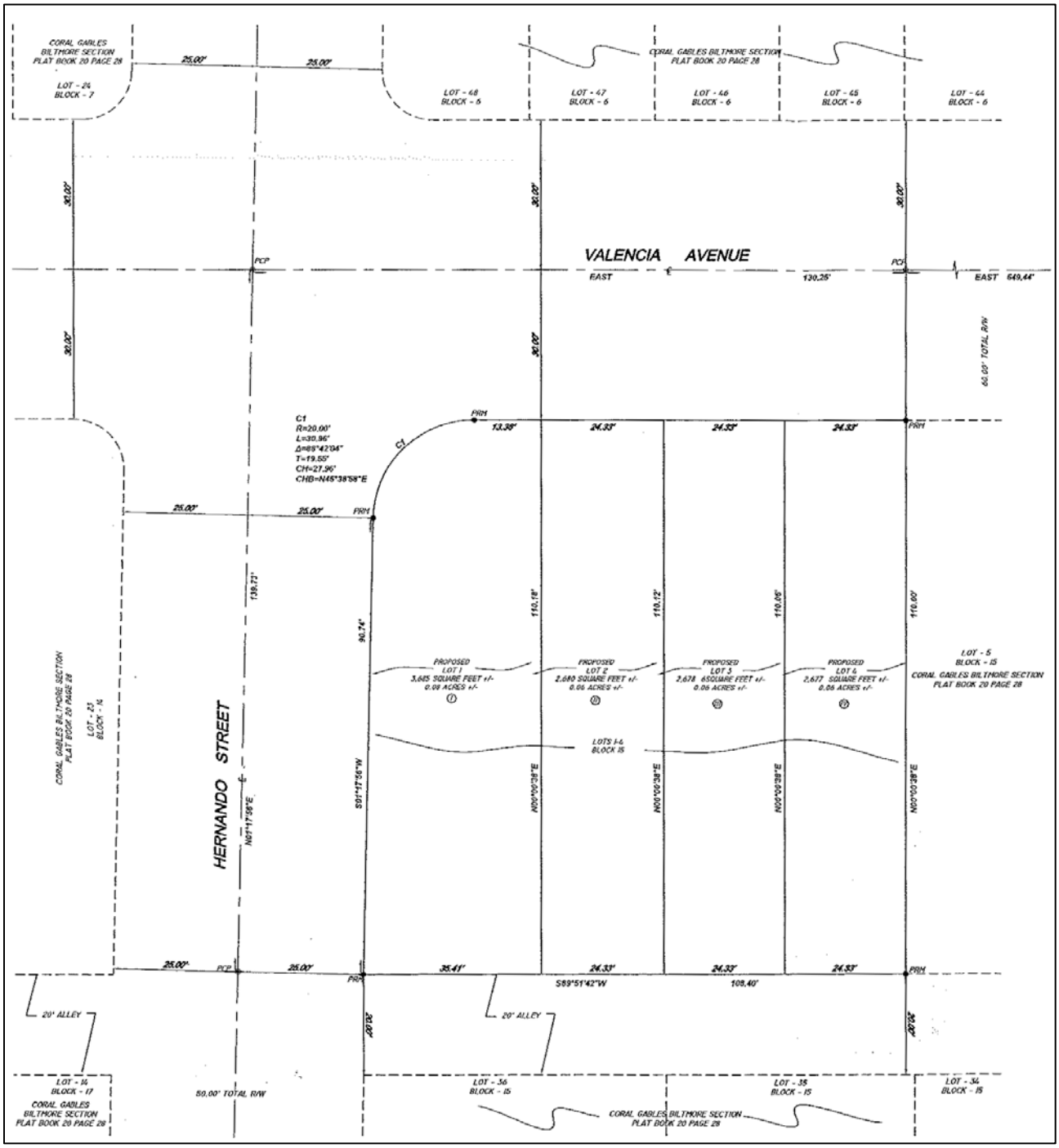
The submitted application has undergone the following City reviews:

Type of Review	Date
Development Review Committee	01.30.15
Board of Architects	N/A
Historic Preservation Board	N/A
Planning and Zoning Board	07.29.15
City Commission (Resolution)	TBD

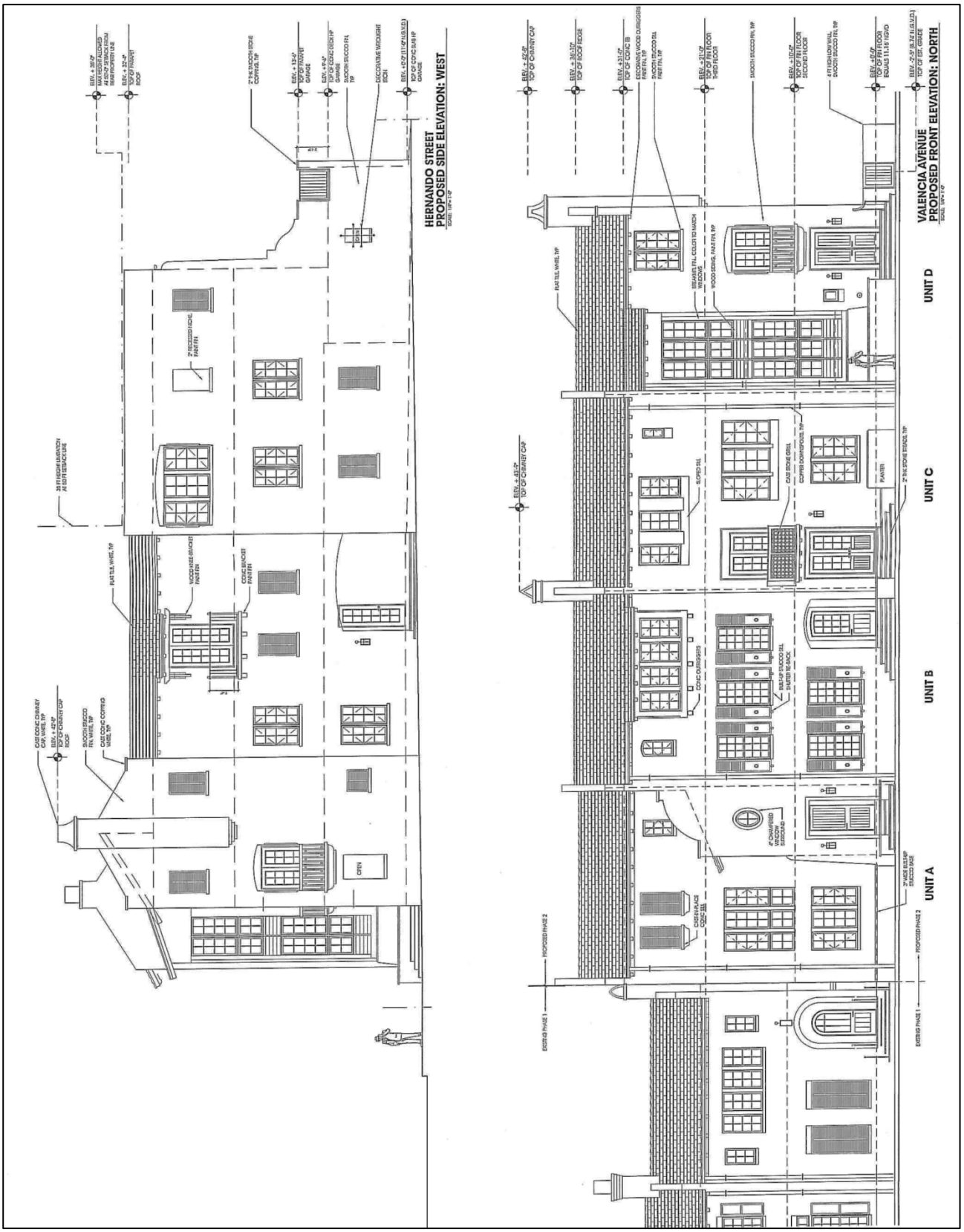
Property Survey



Proposed Tentative Plat



Elevations of Proposed Townhouses



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 the 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 "Townhouse on Valencia Phase II" proposes re-platting the four (4) platted lots into four (4) platted lots that are of equal width of the townhouses proposed to be constructed on the site. The property's zoning designation would not change as a result of this re-plat and all platted lots would remain zoned as Multi-Family Special Area District (MFSA). All four (4) platted lots would be deemed to face onto Valencia Avenue. The townhomes proposed to be constructed on the property would be required to meet all requirements and provisions specified in the Zoning.

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 Department, AT&T, Florida City Gas or Comcast 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 06.22.15 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 Public Works Department and Miami-Dade County prior to final plat consideration by the City Commission (see Attachment B).

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
10.	**Objective DES-1.1.** Preserve and promote high quality, creative design and site	Complies

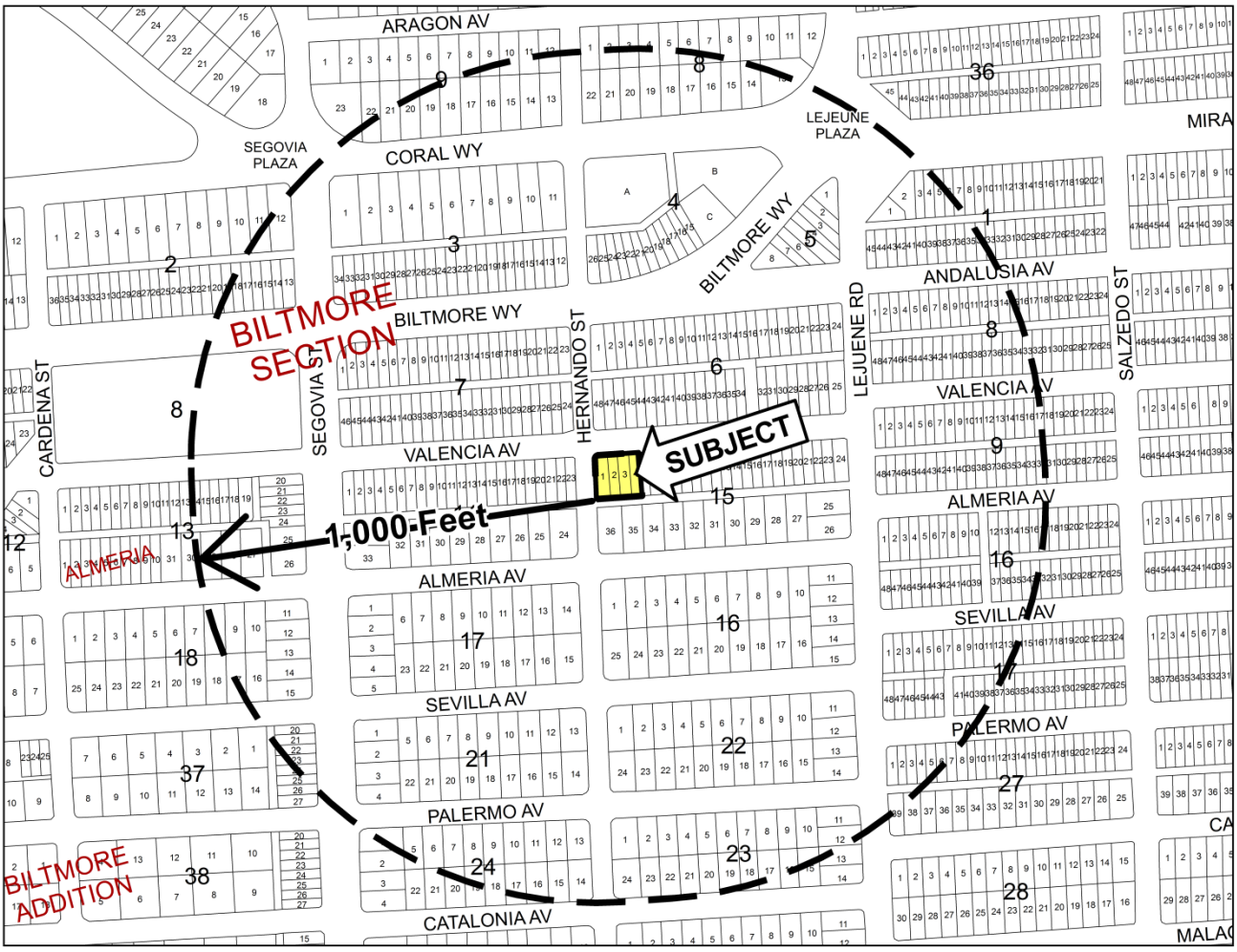
Ref. No.	CP Goal, Objective and Policy	Staff Review
	planning that is compatible with the City's architectural heritage, surrounding development, public spaces and open spaces.	
11.	**Policy DES-1.1.1.** Promote and support George Merrick's vision consistent with the established historic and cultural 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.

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. There were 780 notices mailed to surrounding property owners. A Copy of the legal advertisement and courtesy notice are provided as Attachments C and D. 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	02.24.15
Courtesy notification - 1,000 feet of the property	07.17.15
Posting of property	07.17.15
Legal advertisement	07.16.15
Posted agenda on City web page/City Hall	07.21.15
Posted Staff report on City web page	07.24.15

Staff Recommendation

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

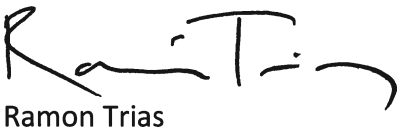
"Resolution of the City Commission of Coral Gables approving the Final Plat entitled "Townhouse on Valencia Phase II" pursuant to Zoning Code Article 3, Division 9, "Platting/Subdivision", being a re-plat of an approximately 0.27 acre property into four (4) platted lots for four (4) residential townhouses on property assigned Multi-Family Special Area District (MFSA) zoning, on the property legally described as Lots 1-4, Block 15, Biltmore Section (444 Valencia Avenue), Coral Gables, Florida; providing for an effective date."

Attachments

A. Applicant's submittal package.
B. 06.22.15 Public Works Department memorandum.
C. 07.16.15 Legal advertisement published.
D. 07.17.15 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 and Zoning Division, 427 Biltmore Way, Suite 201, Coral Gables, Florida, 33134.

Respectfully submitted,



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

Attachment B

CITY OF CORAL GABLES

- MEMORANDUM -

TO: SCOT BOLYARD
PRINCIPAL PLANNER

DATE: JUNE 22ND, 2015

FROM: YAMILET A. SENESPLEDA, P.E. Y.S
CITY ENGINEER

SUBJECT:
TENTATIVE PLAT
444VALENCIA AVENUE

As per Zoning Code Article 3, "Development Review", Division 9, "Platting/Subdivision", requires review and comment by the Public Works Department on all proposed tentative plats as part of the review process. Public Works has reviewed this tentative plat with the re-plat requirements specified in Zone Code Article 5, "Development Standards", Division 15 "Platting Standards and have the following comments:

1. The City of Coral Gables Public Works Department does not object to the re-platting of the subject property. The Department's Surveyor review revealed that the submitted plans as well as the field work are according to the minimum technical standards set forth by the Florida Board of Land Surveyors.
2. Letters have been submitted from utility companies as required stating that the utility companies have no objection to the proposed tentative plat
3. The proposed tentative plat shall be required to be submitted and reviewed by the Public Works Department and Miami-Dade County prior to consideration as final plat by the City Commission.

If you need further information, please contact me. Thank you.

cc: Ramon Trias, Planning and Zoning Director

Glenn Kephart, P.E., Public Works Director

Lina Hickman, Civil Engineer

Juan Martinez, PSM, Surveyor

Attachment C

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 O.V. FERBEYRE, who on oath says that he or she is the VICE PRESIDENT , 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

CITY OF CORAL GABLES - LOCAL PLANNING AGENCY
PLANNING AND ZONING BOARD - PUBLIC HEARING - 7/29/2015

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

07/16/2015

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.

Sworn to and subscribed before me this

16 day of JULY A.D. 2015

(SEAL)

O.V. FERBEYRE personally known

MARIA MESA
Notary Public - State of Florida
My Comm Expires Mar 4, 2016
Commission # EE 168275
Bonded Through National Notary Assn.

CITY OF CORAL GABLES, FLORIDA
NOTICE OF PUBLIC HEARING

CITY PUBLIC HEARING	**LOCAL PLANNING AGENCY/ PLANNING AND ZONING BOARD**
DATES/TIMES	**WEDNESDAY, JULY 29, 2015, 6:00 - 9:00 P.M.**
LOCATION	**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 Hearings on the following:

1. Resolution of the City Commission of Coral Gables approving the Final Plat entitled "Townhouse on Valencia Phase II" pursuant to Zoning Code Article 3, Division 9, "Platting/Subdivision", being a re-plat of an approximately 0.27 acre property into four (4) platted lots for four (4) residential townhouses on property assigned Multi-Family Special Area District (MFSA) zoning, on the property legally described as Lots 1-4, Block 15, Biltmore Section (444 Valencia Avenue), Coral Gables, Florida; providing for an effective date.

2. An Ordinance of the City Commission of Coral Gables, Florida requesting Conditional Use Review for a Building Site Determination pursuant to Zoning Code Article 3, "Development Review", Section 3-206, "Building Site Determination" to create two (2) separate single-family building sites on property zoned Single-Family Residential (SFR) District; one (1) building site consisting of a portion of Lot 1 and all of Lot 2; and, one (1) building site consisting of a portion of Lot 1 and all of Lot 23 on the property legally described as Lots 1, 2 and 23, Block 263, Riviera Section Part 11 (450 Como Avenue), Coral Gables, Florida; including required conditions; providing for a repealer provision, providing for a severability clause, codification, and providing for an effective date.

3. An Ordinance of the City Commission of Coral Gables, Florida requesting conditional use with site plan review pursuant to Zoning Code Article 3, "Development Review", Division 4, "Conditional Uses", and Article 4, "Zoning Districts", Division 2, "Overlay and Special Purpose Districts", Section 4-204, "Special Use (S) District", for an amendment to an approved site plan for an existing country club located within a Special Use (S) zoned district, for the property commonly referred to as the "Coral Gables Country Club" and legally described as Lots 1-9 and 37-39, Block 32, Coral Gables Section "B" (997 North Greenway Drive), Coral Gables, Florida; and including required conditions; providing for a repealer provision, providing for a severability clause, and providing for an effective date.

Items 4 through 7 are related.

4. An Ordinance of the City Commission of Coral Gables, Florida requesting review of a Planned Area Development (PAD) pursuant to Zoning Code Article 3, "Development Review," Division 5, "Planned Area Development (PAD)," for the proposed project referred to as "Paseo de la Riviera" on the property legally described as a Portion of Tract A, Riviera Section Part 8 (1350 South Dixie Highway), Coral Gables, Florida; including required conditions; providing for a repealer provision, providing for a severability clause, and providing for an effective date. (Legal description on file at the City)

5. An Ordinance of the City Commission of Coral Gables, Florida requesting an amendment to the Future Land Use Map of the City of Coral Gables Comprehensive Plan pursuant to Zoning Code Article 3, "Development Review," Division 15, "Comprehensive Plan Text and Map Amendments," and Small Scale amendment procedures (ss. 163.3187, Florida Statutes), from "Commercial Low-Rise Intensity" to "Commercial High-Rise Intensity" for the property legally described as a Portion of Tract A, Riviera Section Part 8 (1350 South Dixie Highway), Coral Gables, Florida; including required conditions; providing for a repealer provision, providing for a severability clause, and providing for an effective date. (Legal description on file at the City) (LPA review)

6. 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 Appendix A, "Site Specific Zoning Regulations," Section A-83, "Riviera Section Part 8," by removing provisions restricting FAR, height and setbacks for the property legally described as Tract A, Riviera Section Part 8; including required conditions; providing for a repealer provision, providing for a severability clause, codification, and providing for an effective date. (Legal description on file at the City)

7. A Resolution of the City Commission of Coral Gables, Florida requesting Mixed-Use Site Plan Review pursuant to Zoning Code Article 4, "Zoning Districts," Division 2, "Overlay and Special Purpose Districts," Section 4-201, "Mixed Use District (MXD)," for the proposed project referred to as the "Paseo de la Riviera" on the property legally described as a Portion of Tract A, Riviera Section Part 8 (1350 South Dixie Highway), Coral Gables, Florida; including required conditions; providing for a repealer provision, providing for a severability clause, and providing for an effective date. (Legal description on file at the City)

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 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 for participation in the proceedings or the materials in accessible format should contact Ernesto Pino, Assistant Public Works Director at 305.460.5004, no less than three working days prior to the meeting. All meetings are telecast live on Coral Gables TV Channel 77.

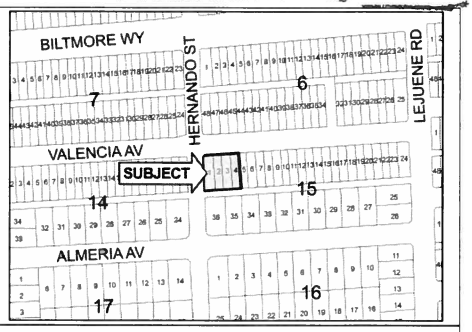
7/16

15-192/2462783M

Attachment D

City of Coral Gables Courtesy Public Hearing Notice

July 17, 2015



Applicant:	**444 Valencia Avenue, Inc.**
Application:	**Subdivision Review for a Tentative Plat**
Property:	**444 Valencia Avenue, Coral Gables, Florida**
Public Hearing - Date/Time/ Location:	**Planning and Zoning Board July 29, 2015, 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, Planning and Zoning Board (PZB) will conduct a Public Hearing on July 29, 2015 on the following application at the Coral Gables City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida:

> *"Resolution of the City Commission of Coral Gables approving the Final Plat entitled "Townhouse on Valencia Phase II" pursuant to Zoning Code Article 3, Division 9, "Platting/Subdivision", being a re-plat of an approximately 0.27 acre property into four (4) platted lots for four (4) residential townhouses on property assigned Multi-Family Special Area District (MFSA) zoning, on the property legally described as Lots 1-4, Block 15, Biltmore Section (444 Valencia Avenue), Coral Gables, Florida; providing for an effective date."*

All interested parties are invited to attend and participate. Upon recommendation by the Board, the application will be scheduled for City Commission consideration. 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 Division at planning@coralgables.com, FAX: 305.460.5327 or 305.460.5211. Please forward to other interested parties.

Sincerely,

City of Coral Gables, Florida