

City of Coral Gables
Planning Department Staff Report

To: Honorable Planning and Zoning Board Members

From: Planning Department

Date: March 11, 2009

Subject: **Application No. 12-08-080-P. Tentative Plat Review.** Requesting approval of a tentative plat entitled "GC of Coral Gables", being a replat of an approximately 0.87 acre site located at 105-115 U.S. 1 / South Dixie Highway (full detailed legal description on file), Coral Gables, Florida.

Recommendation

The Planning Department based upon the findings of facts provided herein recommends approval of the applicant's tentative plat entitled "GC of Coral Gables" located at 105-115 U.S. 1 / South Dixie Highway, Coral Gables, Florida, with the condition that a letter of "no objection" be provided prior to the submittal of the final plat for consideration by the City Commission.

Request

The applicant is requesting review of a tentative plat referred to as "GC of Coral Gables". The purpose of this tentative plat is to remove an existing utility easement along the rear of the property which is not in use, and for which there is no anticipated future need. The result of the re-plat would be one unified tract of land, and clean title for the property owner.

The final plat is prepared from the tentative plat, with a final review and approval adopted via resolution by the City Commission requiring one public hearing. The applicant's proposed tentative plat and application materials are provided as Attachment A.

Background

Property Description

The property is located on the north side of U.S. 1 / South Dixie Highway and abuts the City of Miami on the east side of the property. Currently, the site is vacant, however, plans for a furniture showroom has been submitted to the City and received preliminary approval from the Board of Architects, and will soon be submitted to the Building and Zoning Department for permitting.

The property consists of 7 platted lots, 1 platted block and an unnamed street (commonly known as Day Avenue), which has been previously vacated as confirmed by Public Works. The site is

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approximately 0.87 acres in size. The portion of Day Avenue that bisects the property was vacated in 1956 (Ordinance No. 947).

Facts – Background and Proposed Project

Development information:

Application	Request
Change of land use designation(s)	No
Comprehensive Plan text amendment	No
Change of zoning designation(s)	No
Building site separation	No
Zoning Code text amendment	No
Site plan review	No
Mixed use site plan review	No
Planned Area Development	No
Subdivision Review or Tentative Plat	Yes
Variances requested for Final Plat	No
Conditional uses	No

City reviews and approvals:

City Reviews/Timeline	Date Scheduled/ Reviewed/Approved*
Development Review Committee	09.26.08
Board of Architects	N/A
Board of Adjustment	N/A
Historic Preservation Board	N/A
Local Planning Agency	N/A
Planning and Zoning Board	03.11.09
City Commission (final plat one public hearing – via Resolution)	TBD

*All scheduled dates and times are subject to change without notice.

Existing property designations:

Applicable Designations	
CLUP Map Designation	"Industrial Use"
Zoning Map Designation	"I", Industrial District
Within Central Business District	No
Mixed Use District	Yes (Southern Industrial Mixed-Use District)
Mediterranean Architectural District (citywide)	Yes
Within Coral Gables Redevelopment Infill District (GRID) (Traffic Concurrency Exemption Zone)	Yes

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Surrounding Uses

Location	Existing Land Use	Land Use Designation	Zoning Designation
North	MetroRail/Florida East Coast Railroad right-of-way	Not Applicable	Not Applicable
South	Open space - linear park along U.S. 1	"Open Space"	"S", Special Use District
East	City of Miami - Douglas Road MetroRail Station	Office	Office
West	Surface parking lot	"Industrial Use"	"I", Industrial District

Discussion

Proposed Tentative Plat

The proposed tentative plat will consist of one single tract for the entire property. Currently the subject property is designated for "Industrial Use" on the City's Comprehensive Land Use Plan (CLUP). Zoning on the property is "I", Industrial District. These designations are appropriate for either an industrial or commercial mixed-use development, and changes to those designations are needed or requested.

City Staff Comments

This proposal was submitted for review to the Development Review Committee (DRC) and also distributed to City Departments including Building and Zoning, Public Works and Public Service with a request for review and comments. All City Department comments that were provided have been addressed by the applicant.

Other Reviews

As required by Code, comments were solicited from affected utility companies regarding the tentative plat. No objections were received from Miami-Dade Water and Sewer, Florida City Gas, Comcast and AT&T concerning this re-plat. Florida Power and Light (FP&L) requires designation of an easement on the final plat before issuing a letter of no objection. The applicant has been working with FP&L and is providing a ten (10) foot setback on the proposed plans along the length of the front of the property.

Copies of each of the utility companies review letters are included with the applicant's submittal package (see Attachment A).

Findings of Facts

In summary, the Planning Department is in support of the request based upon the following findings of fact:

1. The intent is to remove an existing utility easement along the rear of the property that is not in use, and for which there is no anticipated future need.
2. No change in the property's existing land use and zoning designations are needed or being requested with the tentative plat application.
3. Affected utility companies have reviewed the proposed tentative plat, and letters of no

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- objections have been provided (FP&L letter forthcoming with submittal of final plat to City).
4. The tentative plat has been reviewed by City Staff, and no Department objected to or had any comments regarding the proposal.

Public Notification/Comments

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

Type	Explanation
Courtesy notification of all property owners within 1,000 feet of the subject property	Completed 02.26.09
Newspaper advertisement published	Completed 02.27.09
Posted staff report on the City Web page	Completed 03.06.09
Posted agenda on City Web page/City Hall	Completed 03.02.09
Posted property	Completed 02.26.09

Courtesy notices were mailed to surrounding property owners within 1000 feet of the subject property advising them of the request and providing them with an opportunity to comment on the application. No property owner has returned the notification form or provided any comments regarding the application.

Respectfully submitted,

Eric Riel, Jr.
Planning Director

Attachments:

- A. Applicant's submittal package.