



**City of Coral Gables
CITY COMMISSION MEETING
September 23, 2014**

E-4&E-5

ITEM TITLE:

Resolution. Final Plat.

1. A 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.

Ordinance on First Reading. Zoning Code Text Amendment.

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.

DEPARTMENT HEAD RECOMMENDATION:

Approval.

PLANNING AND ZONING BOARD RECOMMENDATION:

The Planning and Zoning Board at their 04.09.14 meeting recommended approval (vote: 7-0) of both the Tentative Plat and Zoning Code text amendment.

BRIEF HISTORY:

At their 04.09.14 meeting, the Planning and Zoning Board (P&Z) recommended approval of the Tentative Plat and Zoning Code text amendment (vote: 7-0). The draft Resolution and Ordinance are provided as Exhibits A and B, respectively. A copy of the Final Plat entitled "Riviera-Maggiore Subdivision" is provided as Exhibit C. The 04.09.14 Staff report and the excerpt from the 04.09.14 P&Z meeting minutes are provided as Exhibits D and E, respectively.

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. The house that was located on the property has been demolished and the site is currently vacant. The request is for approval of a Final Plat to re-plat the 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 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. Second reading of the draft Ordinance will be scheduled for the next City Commission meeting if approved on first reading.

A request for the separation of this property into two (2) separate building sites was approved on 12.10.13 by the City Commission by Ordinance No. 2013-18 (Exhibit F). That ordinance stipulated that (1) the

property be re-platted, which is the subject of this request; (2) both residences be designed to face Maggiore Street; (3) each residence be designed to be unique to each other; (4) no variances shall be requested; and (5) a detailed landscape plan with a tree survey be submitted prior to issuance of building permits detailing existing tree preservation. This application is consistent with the Commission's prior approval and will complete the platting process initiated in 2013.

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 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. The proposed re-platting of this property would result in each building site having one (1) fully platted lot.

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). 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.

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. The Final Plat has been reviewed for form by the Miami-Dade County Subdivision Department and the City's Public Works Department. The Applicant will have to file the Final Plat with Miami-Dade County if approved by the City Commission.

LEGISLATIVE ACTION:

Date:	Resolution/Ordinance No.	Comments
N/A		

OTHER ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):

Date	Board/Committee	Comments (if any)
04.09.14	Planning and Zoning Board	Recommended approval (vote: 7-0) of the Tentative Plat and Zoning Code text amendment.

PUBLIC NOTIFICATION(S):

Date	Form of Notification
03.27.14	Courtesy notification mailed to all property owners within 1,000 feet of the boundary of the subject property.
03.27.14	Posted property.
03.27.14	Legal advertisement.
04.04.14	Posted agenda at City Hall.
04.04.14	Posted agenda, staff report, legal notice and all attachments on City web page.
09.12.14	Advertisement of Ordinance and Resolution headings.

APPROVED BY:

Department Director	City Attorney (If Applicable)	City Manager
		

EXHIBIT(S):

- A. Draft Resolution – Final Plat.
- B. Draft Ordinance – Zoning Code text amendment.
- C. Copy of Final Plat entitled “Riviera-Maggiore Subdivision”.
- D. 04.09.14 Staff report.
- E. Excerpt of 04.09.14 P&Z meeting minutes.
- F. Ordinance No. 2013-18