



City of Coral Gables Planning and Zoning Staff Report

Property: Arcana Subdivision
5400 and 5401 Banyan Trail

Applicant: Jose Jimenez

Application: Right-of-Way Vacation and Tentative Plat

Public Hearing: Planning and Zoning Board / Local Planning Agency

Date & Time: **April 4, 2023; 6:00 – 9:00 p.m.**

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

1. APPLICATION REQUEST

Application request is to review a vacation of a public right-of-way and a tentative plat for a single-family residential/vacant residential property referred to as “Arcana Subdivision,” Coral Gables, Florida.

1. *An Ordinance of the City Commission of Coral Gables, Florida, approving the vacation of a public right-of-way pursuant to Zoning Code Article 14, “Process,” Section 14-211, “Abandonment and Vacations” and City Code Chapter 62, Article 8, “Vacation, Abandonment and Closure of Streets, Easements and Alleys by Private Owners and the City; Application Process,” providing for the vacation of the 8,441 (eight thousand four hundred forty one) square feet of public right-of-way and dedication of 1,748 (one thousand seven hundred forty eight) square feet between Lot 4 (5401 Banyan Trail) and Lot 5 (5400 Banyan Trail) in Palm Vista, Coral Gables, Florida; providing for a repealer provision, severability clause, and providing for an effective date. (LEGAL DESCRIPTION ON FILE).*
2. *A Resolution of the City Commission of Coral Gables, Florida approving the Tentative Plat entitled “Arcana Subdivision” pursuant to Zoning Code Article 14, “Process,” Section 14-210, “Platting/Subdivision,” being a re-plat consisting of two existing lots which total 97,377 (ninety seven thousand three hundred seventy seven) square feet (2.24 acres) into a modified two lots on the property legally described as Lots 4 and 5, Palm Vista, together with that portion of the vacated 50-foot platted right-of-way lying between Lots 4 and 5, and dedication of 1,748 (one thousand seven hundred forty eight) square feet between (5400 and 5401 Banyan Trail), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date. (LEGAL DESCRIPTION ON FILE)*

The requests require three public hearings, including review and recommendation by the Planning and Zoning Board, and 1st and 2nd Reading before the City Commission.

2. APPLICATION SUMMARY

The applications have been submitted by Mr. Jose Jimenez on behalf of Mr. and Mrs. Barlick (hereinafter noted as "Applicant") to the City of Coral Gables to review a public right-of-way vacation and tentative plat referred to as "Arcana Subdivision." The application package submitted by the Applicant is provided as Attachment A.

The subject property consists of two lots, 5400 and 5401 Banyan Trail, and are platted pursuant to the 1949 Palm Vista Plat. The land was annexed into the City with Hammock Lakes on July 31st, 1996. It is located at the cul-de-sac of Banyan Trail with vacant government land to the north and single-family residential homes to the east, south, and west. The two lots are zoned as Single-Family Residential. Lot 5 (5400 Banyan Trail) is +/- 1.05 acres (45,738 square feet) and has an existing two-story single home, with a garage and pool, that was built in 2000. Lot 4 (5401 Banyan Trail) is +/- 1.05 acres (45,738 square feet) and is currently vacant. The 50-foot right-of-way that sits between the two lots and the platted 40-foot radius cul-de-sac does not have enough turnaround space for an emergency vehicle to pass through. In addition, the current right-of-way would result in the loss of specimen trees.

The first request seeks to approve the vacation of the east end of the Banyan Trail right-of-way. The Applicant is proposing to vacate the existing 8,441 square foot right-of-way and dedicate a 1,748 square foot alternative access between Lot 5 and Lot 4. The purpose of this vacation is for tree preservation and to allow for safe vehicular traffic circulation at the eastern end of Banyan Trail.

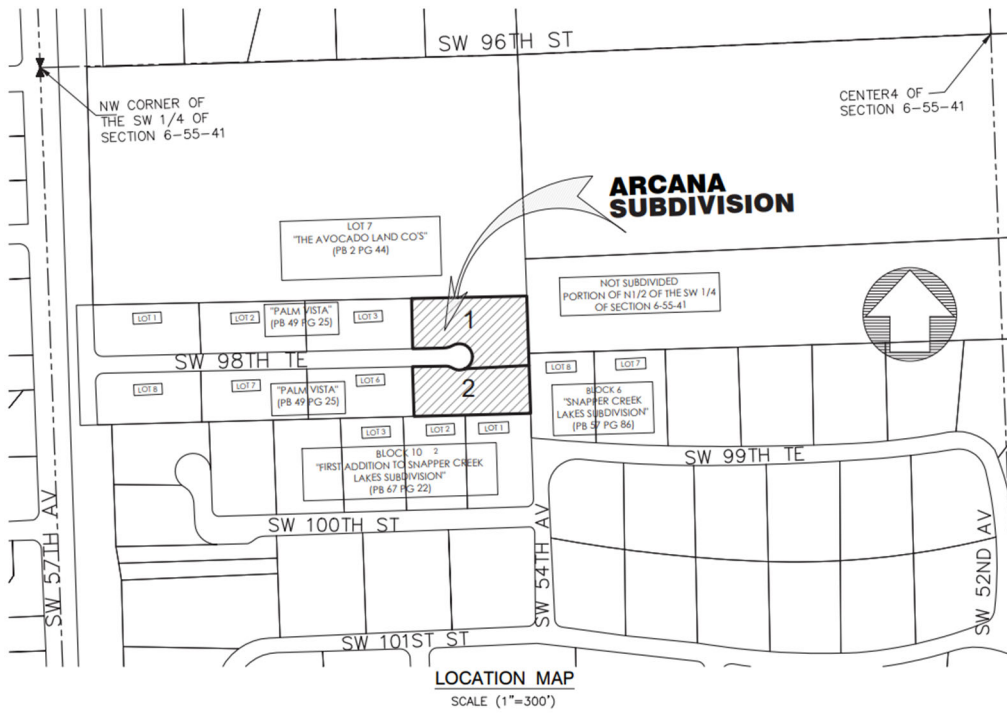
The second request proposes to replat Lot 5 and Lot 4. The replat will decrease Lot 5 by 1,318 square feet to become 44,420 square feet ("Proposed Lot 2") and increase Lot 4 by 7,219 square feet to become 52,957 square feet ("Proposed Lot 1"). The proposed tentative plat conforms to the City's Zoning Code Section A-74-1 – Palm Vista, Appendix A. The purpose of the replat is to maximize the use of the subject property and to continue the development pattern of the other properties in the block.

Background

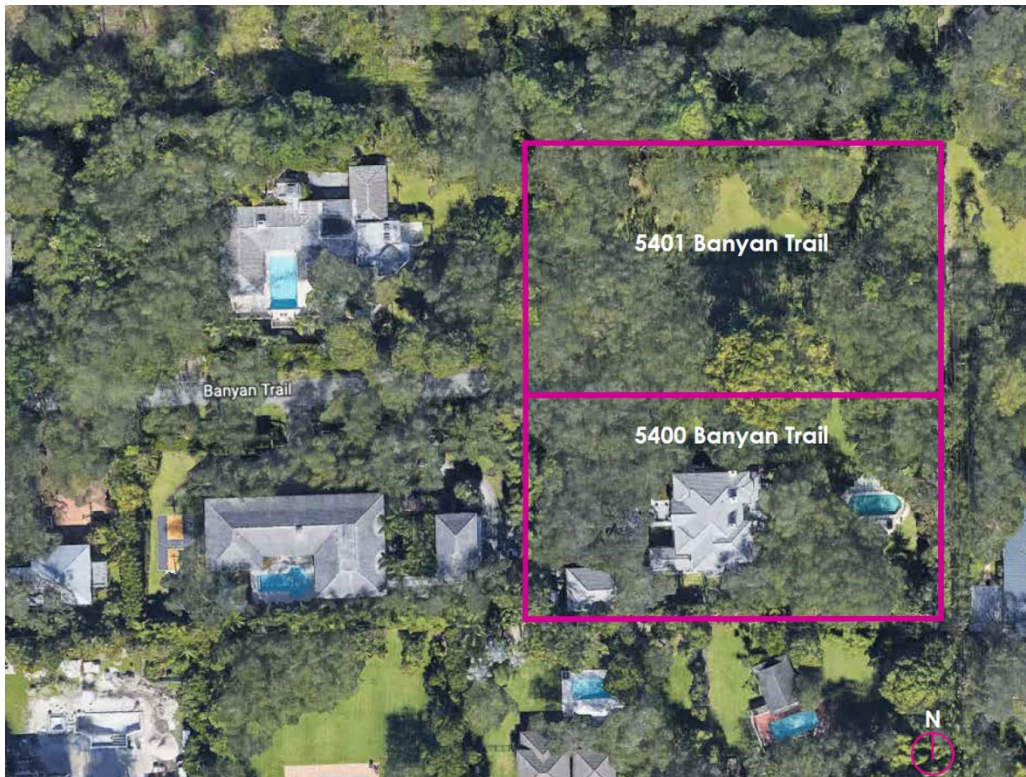
The Application was reviewed by the Development Review Committee on Friday, January 27th, 2023, with a cul-de-sac design. However, the proposed tree relocation with a cul-de-sac design was determined infeasible, and therefore Staff requested the Applicant to propose a new T-turnaround design and meet the standards of Miami-Dade County.

Since the meeting was held, the Applicant has revised the turn-around and proposes a new design that meets the design, drainage, and green area standards of the City of Coral Gables and Miami-Dade County. The proposed T-turnaround design and new driveway will not require the removal or relocation of any trees on site.

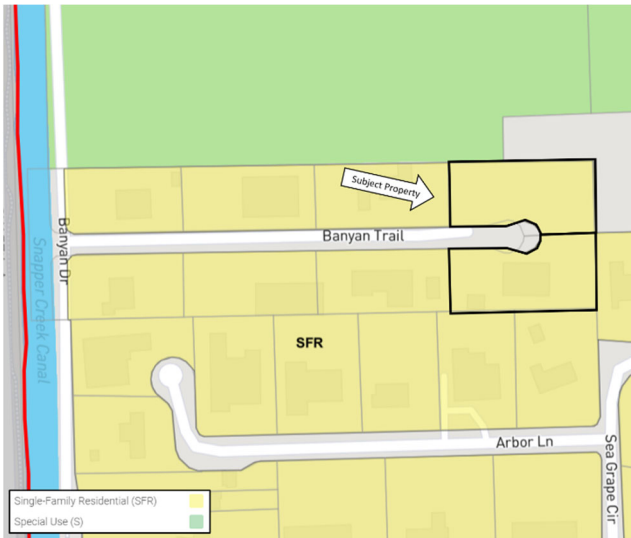
Lot, Subdivision, and Plat Map



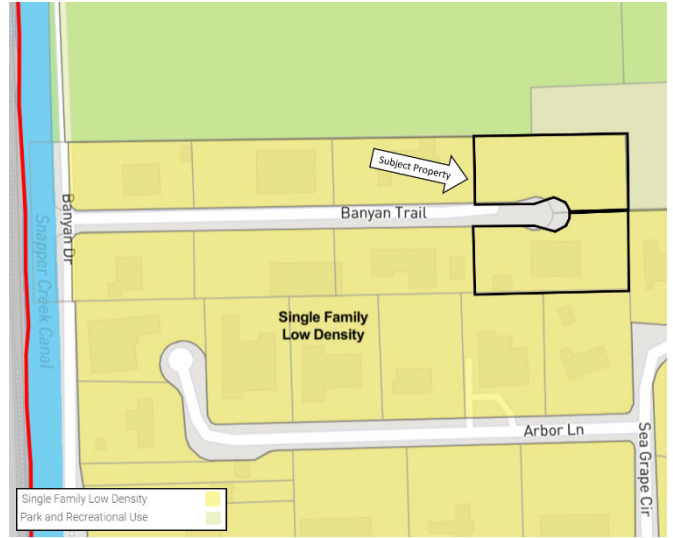
Aerial Map



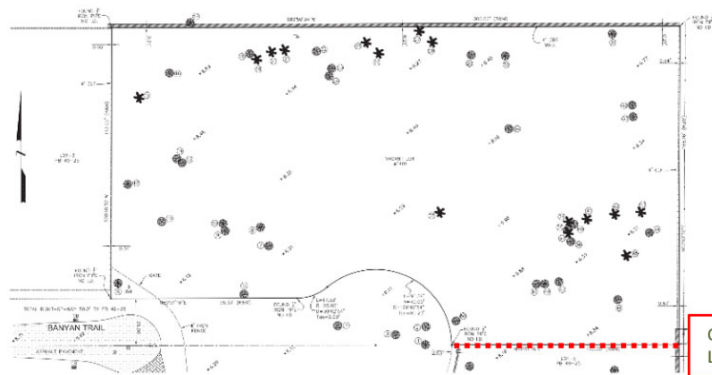
Zoning Map



Future Land Use Map

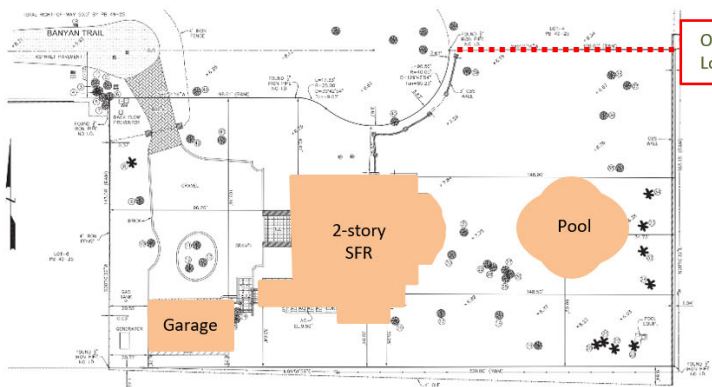


Existing Conditions



5401 Banyan Trail - Lot 4
+/- 1.05 Acres (45,738 sf)
Vacant

Original Lot Line



5400 Banyan Trail - Lot 5
+/- 1.05 Acres (45,738 sf)
Residence Ground Coverage:
4,463 sf (10.2%)

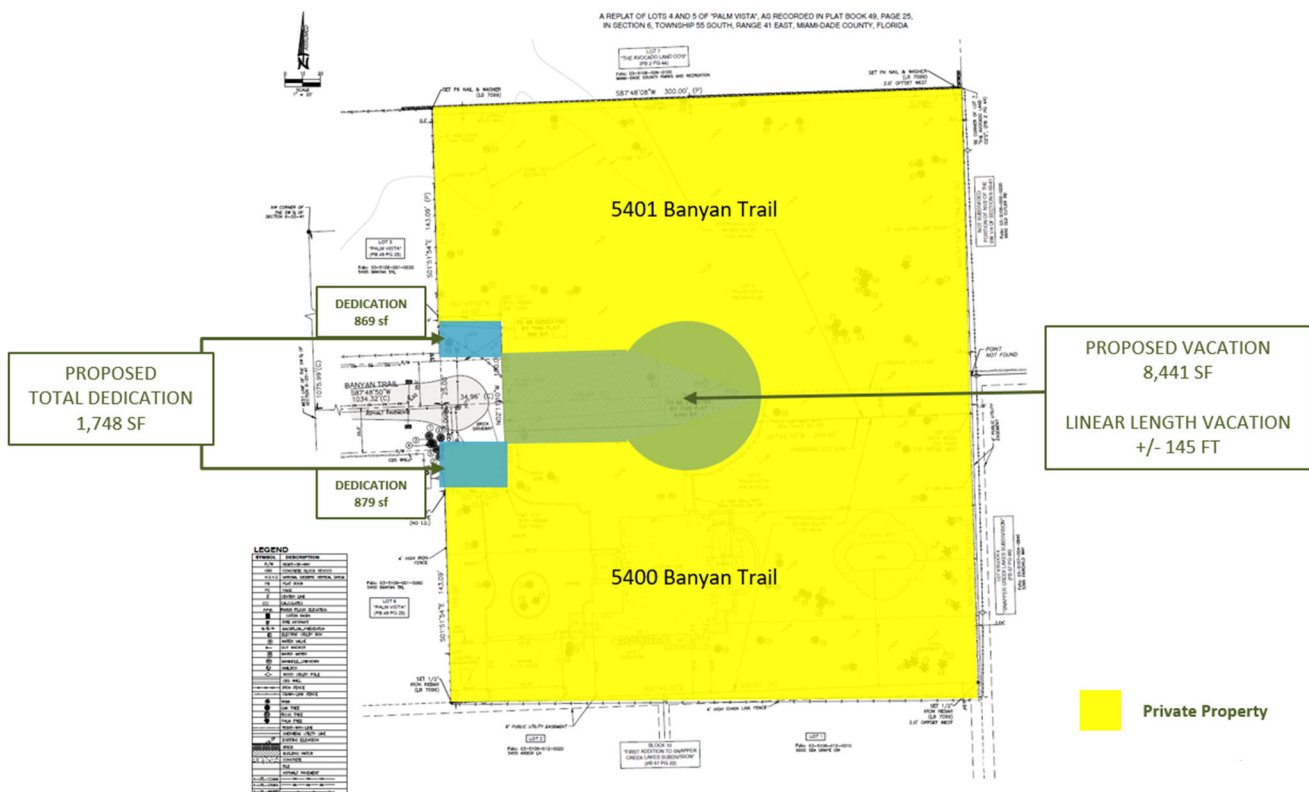
Original Lot Line

3. FINDINGS OF FACT

This section of the report presents City Staff’s evaluation of the Application and Findings of Fact. 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.

Vacation of a Public Right-of-Way

The Applicant is proposing to vacate the existing public right-of-way that bisects the subject property. In order to preserve the existing trees on-site and within the current right-of-way, a T-turnaround design is proposed to allow the fire trucks and rescue to be able to turnaround.



City Code Chapter 62, Article VIII, “Vacation, Abandonment and Closure of Streets, Easements and Alleys by Private Owners and the City; Application Form” requires that the Public Works Department shall review all applications for the vacation of a public right-of-way in accordance with criteria set forth in City Code Sections 62-325.

Zoning Code, Article 14, “Process”, Section 14-211.3., “Standards for review” provides the standards for review for the proposed vacations, abandonment or closure of public streets and alleyways.

The standards provided in Zoning Code Section 14-211.3, “Standards for review” and the response to each standard is as follows:

“Applications for abandonment and vacation of city streets, alleys, special purpose easements and other non-fee interests which the City may have in real property may be approved provided that it is demonstrated that:”

STANDARD FOR REVIEW	STAFF FINDING
The non-fee property interest sought to be abandoned does not provide a benefit to the public health, safety, welfare, or convenience, in that it is not being used by the City for any of its intended purposes.	The existing public right-of-way is not being used by the City for any of its intended purposes. The construction of the current platted right-of-way and cul-de-sac were not fully completed. The asphalt pavement was not poured in accordance to its initial plan. Additionally, the owners of the subject property fenced in the unfinished portion of the cul-de-sac. Therefore, the existing right-of-way is not fully accessible to the 6 other residences on Banyan Trail since it appears as a dead-end street.
The Comprehensive Plan, special purpose plan, or capital improvement program does not anticipate its use.	There is no plan or program that anticipates the use of the right-of-way.
Provides some benefit to the public health, safety, welfare, or convenience, but the overall benefit anticipated to result from the abandonment outweighs the specific benefit derived from the non-fee property interest, in that the vacation or abandonment will not frustrate any comprehensive plan, special purpose plan, or capital improvement program of the City.	The right-of-way will be replaced with an alternative turnaround, dedicating 1,748 square feet, which will improve vehicular movement and safety. The existing conditions of the platted right-of-way and cul-de-sac do not allow space for fire trucks and rescue vehicles to turnaround at the street in emergency circumstances. The inability for these vehicles to easily turn threatens the health and safety of residents living in the single-family homes on Banyan Trail who may need emergency medical transportation to hospitals or who may need emergency rescue from a fire. Therefore, the proposed vacation and alternative access dedication will provide benefit to the public health, safety, and convenience. The proposed T-turnaround also does not require the relocation or removal of trees on-site. The new design is favorable since it will preserve the mature specimen trees at the subject property.
The vacation or abandonment will not interfere with any planning effort of the City that is underway at the time of the application but is not yet completed.	The vacation of the public right-of-way will not interfere with any planning effort of the City that is presently underway but not yet completed.

STANDARD FOR REVIEW	STAFF FINDING
<p>The vacation or abandonment will provide a material public benefit in terms of promoting the desired development and improves the City’s long-term fiscal condition and the Applicants provide beneficial mitigation in the form of a proffered mitigation plan which mitigates the loss of real property, the increase in the intensity of use and/or impacts on the public health, safety and welfare including increased parking and traffic.</p>	<p>The requested right-of-way vacation will provide a material public benefit to the City by improving fire safety and vehicle maneuverability. The proposed T-turnaround design will accommodate fire trucks and rescue vehicles from accessing the subject property and 6 other residential properties along Banyan Trail in the event of a medical or fire emergency, as elucidated above. Additionally, the proposed T-turnaround design will require less pavement. Therefore, the new design will benefit the public’s health, safety, and welfare.</p> <p>The proposed T-turnaround design, which shortens the current cul-de-sac, also provides the material benefit of protecting mature specimen trees on the site. Trees reduce air pollution, limit carbon, and minimize erosion, as well as maintain healthy soil and absorb sunlight. The preservation of trees also contributes to the aesthetics and beauty of the single-family residential zoning district and protects the neighborhood from nuisances, such as noise, light, and odor.</p>

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

This section provides those CP Goals, Objectives and Policies applicable to the Application to vacate the existing public right-of-way and the determination of consistency:

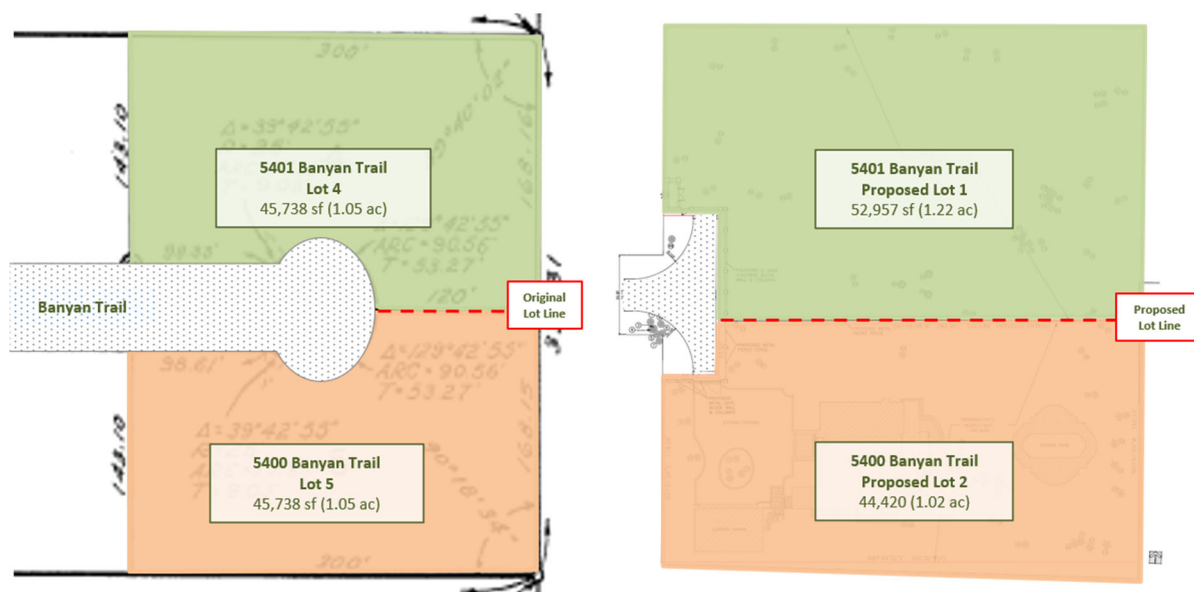
REF. NO.	COMPREHENSIVE PLAN GOAL, OBJECTIVE AND POLICY	STAFF REVIEW
1.	<p>Objective NAT-1.7. The City shall conserve, appropriately use, and protect minerals, soils and native vegetative communities. Assure the maintenance and conservation of trees within the City through continued maintenance of trees on all properties and the site plan development review process.</p>	Complies
2.	<p>Policy NAT-1.7.1. Ensure the preservation of trees during development or redevelopment wherever possible, and consistent with the tree preservation ordinance and landscape ordinance. Where trees approved for removal as a last resort, require that they be replaced with quality trees of equal or greater canopy.</p>	Complies
3.	<p>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.</p>	Complies
4.	<p>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.</p>	Complies

Staff Comments: The above evaluation indicates that this Application for the vacation of the public right-of-way between Lots 4 and 5 is “consistent” with the CP’s goals, objectives, and policies as determined by Staff. Per Policy NAT-1.7.1., the City intends to “Ensure the preservation of trees during development or redevelopment wherever possible, and consistent with the tree preservation ordinance and landscape ordinance.” The proposed T-turnaround design preserves the existing mature trees on the subject property and within the right-of-way. Per Objective FLU-1.2. and Policy FLU-1.3.2., the City aims to “control blighting influences” and “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 proposed T-turnaround design and preservation of the trees on site protects the surrounding residences from the nuisances listed. Additionally, tree preservation maintains the neighborhood’s aesthetic beauty due to their endless variety of forms, textures, shapes, and color. Environmentally, the continuous growth of trees produce oxygen and reduce stormwater runoff.

B. Tentative Replat

The Applicant is proposing a re-plat of the private properties to reflect the vacated right-of-way and donation of private property that shortens the platted length of Banyan Trail and creates a T-turnaround. The proposed tentative plat retains two single-family lots, but enlarges the existing Lot 4 by 7,219 square feet– which is currently vacant – and decreases the existing Lot 5 by 1,318 square feet.

The procedure for reviewing and recommending a tentative plat is contained in Sections 14-210.1 through 14-210.4 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 by the Miami-Dade County Subdivision Department is required prior to the City Commission hearing. The tentative plat is provided in the submitted Application (See Attachment A).



Current (Palm Vista)

Proposed (Arcana Subdivision)

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 14-210.2. The Zoning Code requires review and comments be provided by the Public Works Department, which have been sent to the Applicants. Further review is required by the Public Works Department and Miami-Dade County prior to final plat consideration by the City Commission.

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

This section provides those Comprehensive Plan Goals, Objectives, and Policies applicable to the proposed re-plat 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
3.	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
4.	Objective FLU-1.14. The City shall enforce Zoning Code provisions which continue to preserve and improve the character of neighborhoods.	
5.	Goal DES-1. Maintain the City as a livable city, attractive in its setting and dynamic in its urban character.	Complies
6.	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

Staff Comments: The above evaluation indicates that this Application for the Subdivision Review for a tentative plat is “consistent” with the CP’s goals, objectives, and policies as determined by Staff. Per Policy FLU-1.1.1. the City aspires to “maintain and enforce effective development and maintenance regulations through site plan review, code enforcement, and design review boards and committees...” Throughout the development review process, City Departments assisted the applicant in choosing the best design approach to meet the standards of the City and County. The proposed vacation provides emergency vehicles safe and efficient access to maneuver the public right-of-way in case of emergencies. In Objective FLU-1.14. “The City shall enforce Zoning Code provisions which continue to preserve and improve the character of neighborhoods.” The proposed T-plat design does not impact the residences nor the environmental context of the area. For instance, the T-plat will allow space for the development of another single-family home on Lot 4, which is consistent with the surrounding single-family residential neighborhood. The T-plat also does not require the relocation or removal of any trees on site, which preserves and improves the character of the neighborhood. Lastly, per Objective Des-1.1., the City aspires

to “preserve and promote high quality, creative design and site planning...” This proposed T-plat is effectively designed to safely and efficiently guide emergency vehicles from smoothly entering and leaving the properties along Banyan Trail during emergency events.

4. REVIEW TIMELINE AND PUBLIC NOTIFICATION AND COMMENTS

City Review Timeline

The submitted applications have undergone the following City reviews:

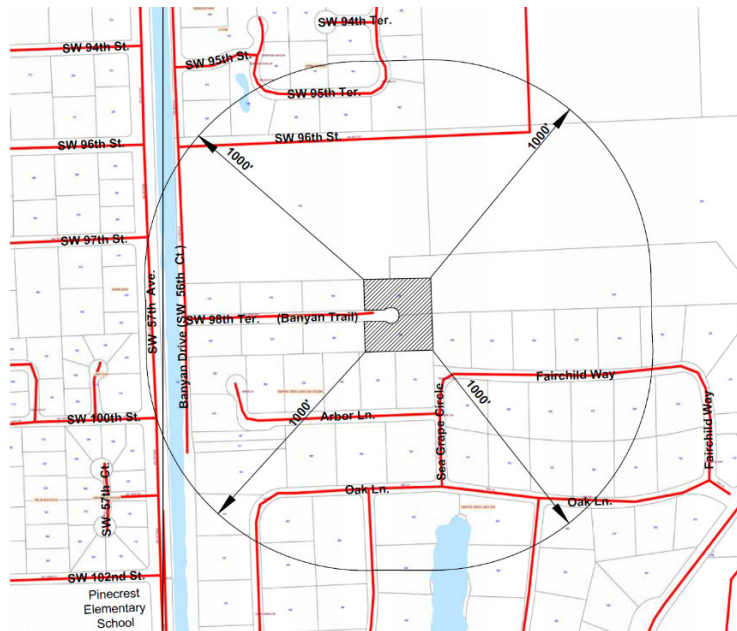
TYPE OF REVIEW	DATE
Development Review Committee	01.27.23
Planning & Zoning Board	04.04.23
City Commission (1 st Reading)	TBD
City Commission (2 nd Reading)	TBD

Public Notification and Comments

The Applicants held the mandatory neighborhood meeting on February 13, 2023 with notification to all property owners within 1,000 feet of the property.

The Zoning Code requires that a mailed notification be provided to all property owners within 1000 feet of the property. The notification was sent on March 21, 2023. 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. Fifty-seven (57) notices were mailed. A copy of the legal advertisement and courtesy mailed notice are provided as Attachment B. A map of the notice radius is provided below.

Mailed Notification Radius Map



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

Public Notice

TYPE	DATE
Applicants neighborhood meeting	02.13.23
Sign posting of property for April PZB	03.22.23
Mailed Notification	03.22.23
Legal advertisement for April PZB	03.25.23
Posted Staff report on City web page for April PZB	03.31.23
Mailed notification for April PZB	03.21.23

5. STAFF RECOMMENDATION

The Planning Division based upon the complete Findings of Fact contained within this Report recommends **approval, with conditions** of the following subject to all of the conditions of approval as specified herein.

Summary of the Basis for Approval

Staff’s support and recommendation of approval of the Right-of-Way vacation and Tentative Plat is subject to all recommended conditions of approval. As enumerated in the Findings of Fact contained herein, Planning Staff finds the Application is in compliance with the CP Goals, Objectives and Policies, Zoning Code and the City Codes subject to all of the following listed conditions of approval.

Conditions of Approval

In furtherance of the Comprehensive Plan’s Goals, Objectives, and Policies, Zoning Code Article 14, “Process,” Section 14-211, “Abandonment and Vacations” and all other applicable Zoning Code and City Code provisions, the recommendation for approval of the Application is subject to all of the following conditions of approval:

1. That the Applicant shall relocate the public utilities, including the fire hydrant, and any communication infrastructure (e.g. Comcast) prior to the Final Plat approval by the City Commission;
2. That the Applicant shall relocate the backflow preventer into private property prior to the Final Plat approval by the City Commission; and
3. That the costs of removal or relocation of any and all utilities, including storm and sanitary sewers, installation of any required drainage facilities, removal of curbs or abandoned concrete approach and sidewalks and the paving and construction of the substitute alley described hereinabove shall be borne by the Applicant.

6. ATTACHMENTS

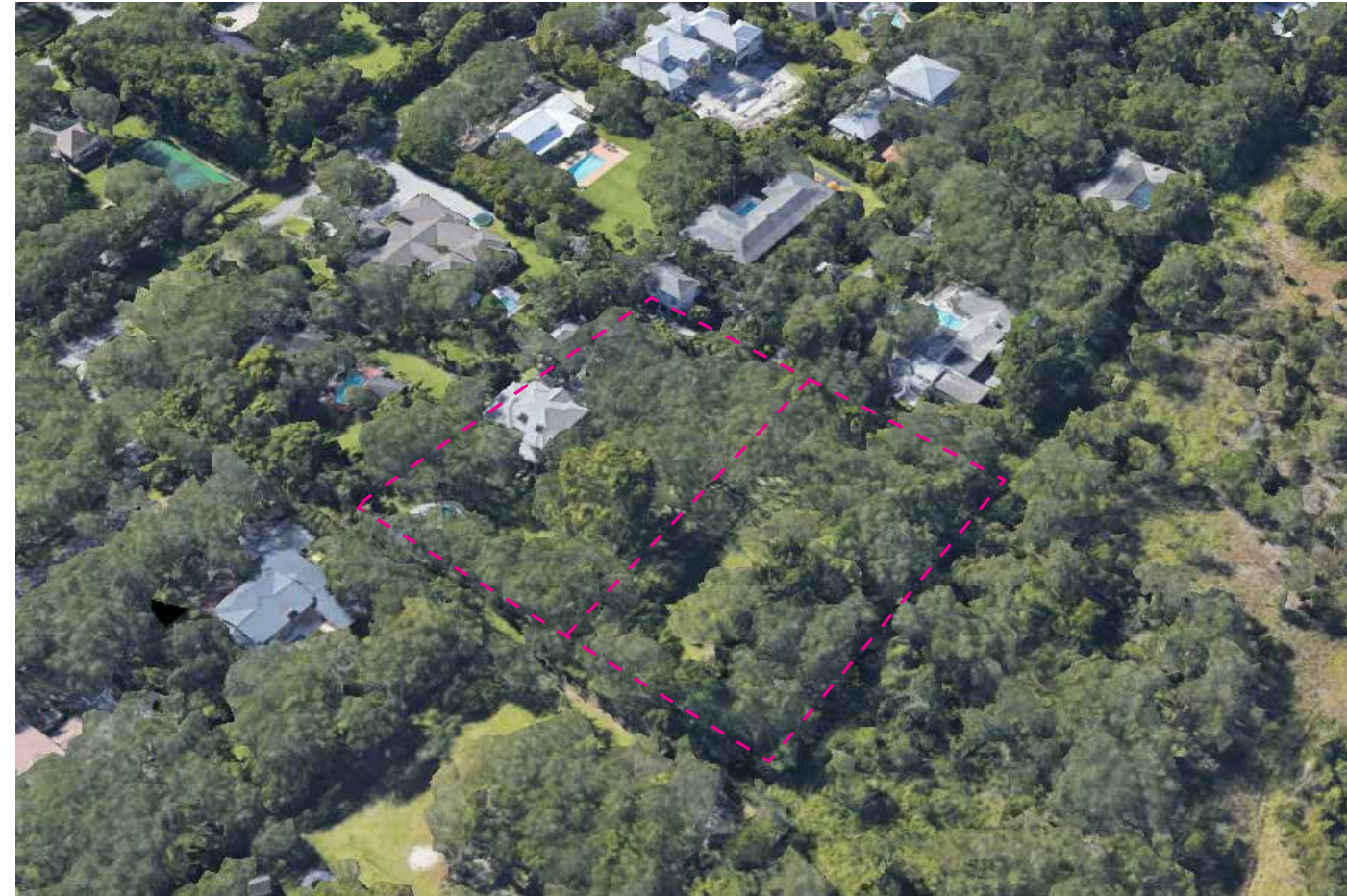
- A. Applicants' submittal package.
- B. Public Works Memo.
- C. Notice mailed to all property owners within 1,000 feet and legal ad.
- D. PowerPoint Presentation.

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,



Jennifer Garcia, AICP, CNU-A
City Planner
City of Coral Gables, Florida



Arcana Subdivision

Tentative Plat and Easement Vacation Planning and Zoning Board Application

5400 and 5401 Banyan Trail
Coral Gables, Florida 33156

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City of Coral Gables Planning Division Application

305.460.5211 planning@coralgables.com www.coralgables.com

Application request

The undersigned applicant(s)/agent(s)/property owner(s) request City of Coral Gables consideration and review of the following application(s) (please check all that apply):

- Abandonment and Vacations
- Annexation
- Comprehensive Plan Map Amendment - Small Scale
- Comprehensive Plan Map Amendment - Large Scale
- Comprehensive Plan Text Amendment
- Conditional Use - Administrative Review
- Conditional Use with Site Plan
- Conditional Use without Site Plan
- Coral Gables Mediterranean Architectural Design Special Locational Site Plan
- Development Agreement
- Development of Regional Impact
- Development of Regional Impact - Notice of Proposed Change
- Mixed Use Site Plan
- Planned Area Development Designation and Site Plan
- Planned Area Development Major Amendment
- Restrictive Covenants and/or Easements
- Separation/Establishment of a Building Site
- Site Plan
- Subdivision Review for a Tentative Plat and Variance
- Transfer of Development Rights Receiving Site Plan
- University Campus District Modification to the Adopted Campus Master Plan
- Zoning Code Map Amendment
- Zoning Code Text Amendment
- Other: _____

General information

Street address of the subject property: 5400 Banyan Trail/ 5401 Banyan Trail Coral Gables FL 33156

Property/project name: Arcana Subdivision

Legal description: Lot(s) PALM VISTA PB 49-25, LOT 4 AND 5

Block(s) _____ Section (s) _____

Property owner(s): Robert Barlick Jr. and Ana Marie Codina Barlick

Property owner(s) mailing address: 5400 Banyan Trail Coral Gables, FL 33156

Telephone: Business _____ Fax _____

Other 305-898-1744 Email rbarlick @ icloud.com



City of Coral Gables Planning Division Application

Applicant(s)/agent(s): Jose Jimenez

Applicant(s)/agent(s) mailing address: 2020 Salzedo Street, Coral Gables FL 33134

Telephone: Business 305-529-1300 Fax _____

Other _____ Email jjimenez @ codina.com

Property information

Current land use classification(s): Residential-Single Family/ Vacant Residential- Vacant Land

Current zoning classification(s): Single Family Residence

Proposed land use classification(s) (if applicable): _____

Proposed zoning classification(s) (if applicable): _____

Supporting information (to be completed by Planning Staff)

A Preapplication Conference is required with the Planning Division in advance of application submittal to determine the information necessary to be filed with the application(s). Please refer to the Planning Division Development Review Process Handbook, Section 3.0, for an explanation of each item. If necessary, attach additional sheets to application. The Planning Division reserves the right to request additional information as necessary throughout the entire review process.

- Aerial.
- Affidavit providing for property owner's authorization to process application.
- Annexation supporting materials.
- Application fees.
- Application representation and contact information.
- Appraisal.
- Architectural/building elevations.
- Art in Public Places plan or statement.
- Building floor plans.
- Comprehensive Plan analysis.
- Comprehensive Plan text amendment justification.
- Concurrency impact statement.
- Encroachments plan.
- Environmental assessment.
- Historic contextual study and/or historical significance determination.
- Landscape plan.
- Lighting plan.
- Massing model and/or 3D computer model.
- City of Coral Gables Annual Registration Application and Issue Application Lobbyist forms.
- Ordinances, resolutions, covenants, development agreements, etc. previously granted for the property.
- Parking study.
- Photographs of property, adjacent uses and/or streetscape.
- Plat.

City of Coral Gables Planning Division Application

- Property owners list, notification radius map and two sets of labels.
- Property survey and legal description.
- Public Realm Improvements Plan for mixed use projects.
- Public school preliminary concurrency analysis (residential land use/zoning applications only).
- Sign master plan.
- Site plan and supporting information.
- Statement of use and/or cover letter.
- Streetscape master plan.
- Traffic accumulation assessment.
- Traffic impact statement.
- Traffic impact study.
- Traffic stacking analysis.
- Utilities consent.
- Utilities location plan.
- Vegetation survey.
- Video of the subject property.
- Warranty Deed.
- Zoning Analysis (Preliminary).
- Zoning Code text amendment justification.
- Other: _____

Application submittal requirements

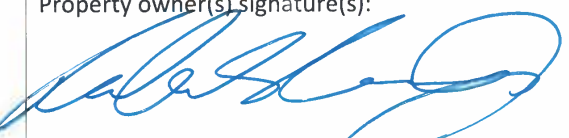
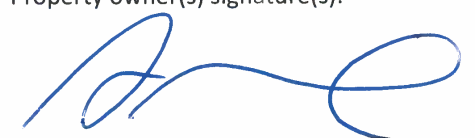
1. Hard copies. The number of application binders to be submitted shall be determined by Staff at the preapplication meeting. The application shall include all the items identified in the preapplication meeting.
2. Digital media copy. One (1) thumb-drive of the entire application including all items identified in the Preapplication Conference. Each document shall be separated into PDF files (i.e., application; site plan, landscape plan; etc.). Please include a "Table of Contents" identifying all PDF file name(s). Each PDF file size shall not exceed 10 MB.

Applicant/agent/property owner affirmation and consent

- (I) (We) affirm and certify to all of the following:
1. Submission of the following:
 - a. Warranty deed/tax record as proof of ownership for all properties considered as a part of the application request; or
 - b. Authorized as the applicant(s)/agent(s) identified herein to file this application and act on behalf of all current property owner(s) and modify any valid City of Coral Gables entitlements in effect during the entire review process.
 2. This request, application, application supporting materials and all future supporting materials complies with all provisions and regulations of the Zoning Code, Comprehensive Land Use Plan and Code of Ordinances of the City of Coral Gables unless identified and approved as a part of this application request or other previously approved applications. Applicant understands that any violation of these provisions renders the application invalid.
 3. That all the information contained in this application and all documentation submitted herewith is true to the best of (my) (our) knowledge and belief.
 4. Understand that the application, all attachments and fees become a part of the official records of the City of Coral Gables and are not returnable.

City of Coral Gables Planning Division Application

5. Failure to provide the information necessary pursuant to the established time frames included but not limited to application submittal, submission of revised documents, etc. for review by City Staff and the designated reviewing entity may cause application to be deferred without further review until such time the requested information is submitted.
6. All representatives of the application have registered with and completed lobbyist forms for the City of Coral Gables City Clerk's office.
7. Understand that under Florida Law, all the information submitted as part of the application are public records.
8. Additional costs in addition to the application fees may be assessed associated with the review of applications by the City. These are costs that may be incurred by the applicant due to consultant fees paid by City to review the application. The types of reviews that could be conducted may include but are not limited to the following: property appraisals; traffic impact analyses; vegetation/environmental assessments; archeological/historic assessments; market studies; engineering studies or reports; and legal fees. Such fees will be assessed upon finalization of the City application review.

Property owner(s) signature(s): 	Property owner(s) print name: Robert Barlick Jr.
Property owner(s) signature(s): 	Property owner(s) print name: Ana Marie Codina Barlick
Property owner(s) signature(s):	Property owner(s) print name:

Address: 5400 Banyan Trail Coral Gables FL

Telephone: 305-898-1744

Fax:

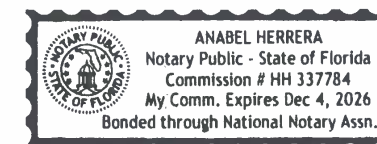
Email: rbarlick@icloud.com

NOTARIZATION

STATE OF FLORIDA/COUNTY OF

The foregoing instrument was acknowledged before me this 8 day of February by Robert and Ana-Marie Barlick
(Signature of Notary Public - State of Florida)





(Print, Type or Stamp Commissioned Name of Notary Public)

Personally Known OR Produced Identification; Type of Identification Produced _____

	City of Coral Gables Planning Division Application
------------------------------------------------------------------------------------	-----------------------------------------------------------

Contract Purchaser(s) Signature:	Contract Purchaser(s) Print Name:
Contract Purchaser(s) Signature:	Contract Purchaser(s) Print Name:

Address:

Telephone:	Fax:	Email:
------------	------	--------

NOTARIZATION

STATE OF FLORIDA/COUNTY OF _____
 The foregoing instrument was acknowledged before me this ____ day of _____ by _____
 (Signature of Notary Public - State of Florida)

(Print, Type or Stamp Commissioned Name of Notary Public)
 Personally Known OR Produced Identification; Type of Identification Produced _____

Applicant(s)/Agent(s) Signature:	Applicant(s)/Agent(s) Print Name:
----------------------------------	-----------------------------------

Address:

Telephone:	Fax:	Email:
------------	------	--------

NOTARIZATION

STATE OF FLORIDA/COUNTY OF _____
 The foregoing instrument was acknowledged before me this ____ day of _____ by _____
 (Signature of Notary Public - State of Florida)

(Print, Type or Stamp Commissioned Name of Notary Public)
 Personally Known OR Produced Identification; Type of Identification Produced _____

September 2014

CodinaPartners

March 13, 2023

VIA ELECTRONIC DELIVERY

Jennifer Garcia, City Planner
Development Services Department
The City of Coral Gables
427 Biltmore Way
Coral Gables, FL 33134

Re: Statement of Use for the Planning and Zoning Board Application for the Properties located at 5400 Banyan Trail and 5401 Banyan Trail, Coral Gables, Florida, 33156

Dear Ms. Garcia,

Please accept this Statement of Use on behalf of Mr. and Mrs. Barlick (the "Applicant") in connection with the enclosed application and supplemental documentation required (the "Application") for the vacation of an easement and tentative plat review "Arcana Subdivision".

The property currently consists of two lots, 5400 Banyan Trail, further identified by Folio No. 03-5106-001-0050 ("Proposed Lot 2"), and 5401 Banyan Trail, further identified by Folio No. 03-5106-001-0040 ("Proposed Lot 1"). It is platted pursuant to the Palm Vista Plat, recorded in Plat Book 49, Page 25 of the Public Records of Miami-Dade County, Florida, as reflected in the enclosed survey.

The Applicant is requesting to vacate approximately 8,441 square feet of the public easement between Proposed Lot 1 and Proposed Lot 2 with minor modifications to the platted parcels, decreasing Proposed Lot 2 by 1,318 square feet and increasing Proposed Lot 1 by 7,219 square feet. The proposed tentative plat will be in compliance with the platting standards in Section A-74-1 - Palm Vista, Appendix A of the City's Zoning Code.

The existing easement serves no purpose or benefit to the public as it does not contain any utilities. An alternative access easement will be provided between Proposed Lot 1 and Proposed Lot 2 in accordance with the Standard Road Detail T-Turnaround approved by Miami-Dade County and the Public Works Department dedicating approximately 1,743 square feet. The new design will allow for safe and convenient pedestrian and vehicular traffic circulation.

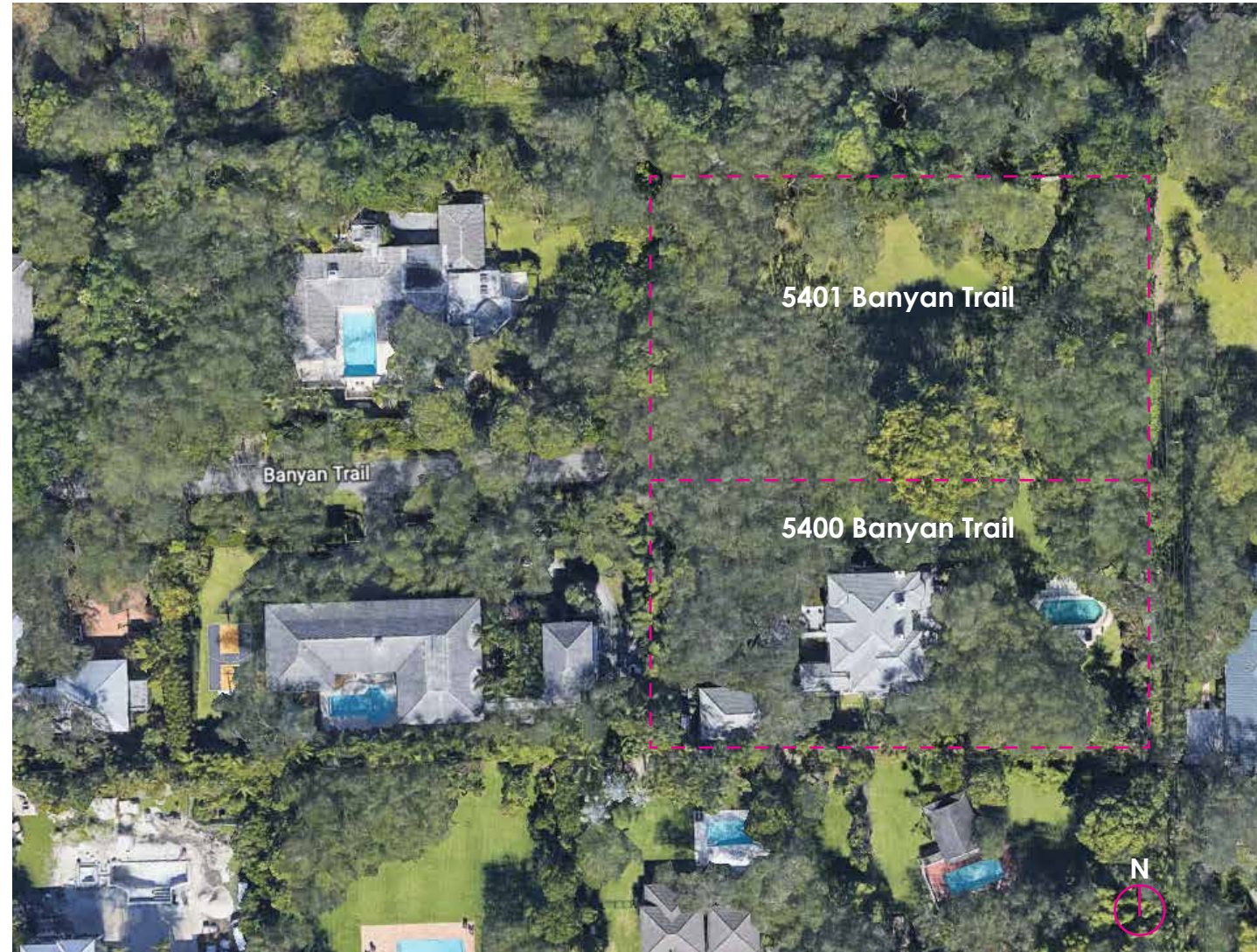
Based on the foregoing, we ask for your favorable and expedited review of this request. Thank you in advance for your considerate attention to this matter. Please contact me directly if you have any questions or require additional information.

Respectfully submitted,



Joe Jimenez
Enclosures

Aerial Site Photographs



Site Photographs



Front view of 5400 Banyan Trail



Front view of Cul-de-Sac



View of 5401 Banyan Trail parcel



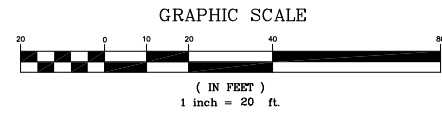
View of Cul-de-Sac coming up Banyan Trail



Fire truck unable to turn at street end



5401 Banyan Trail

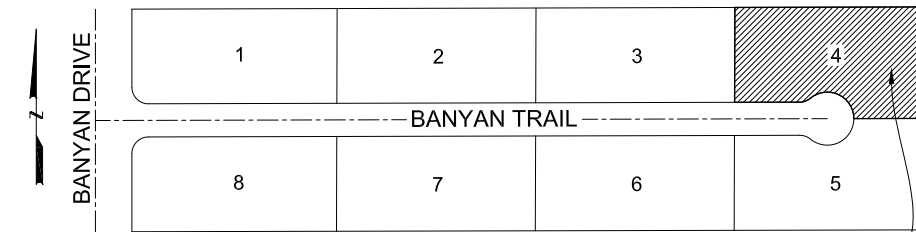
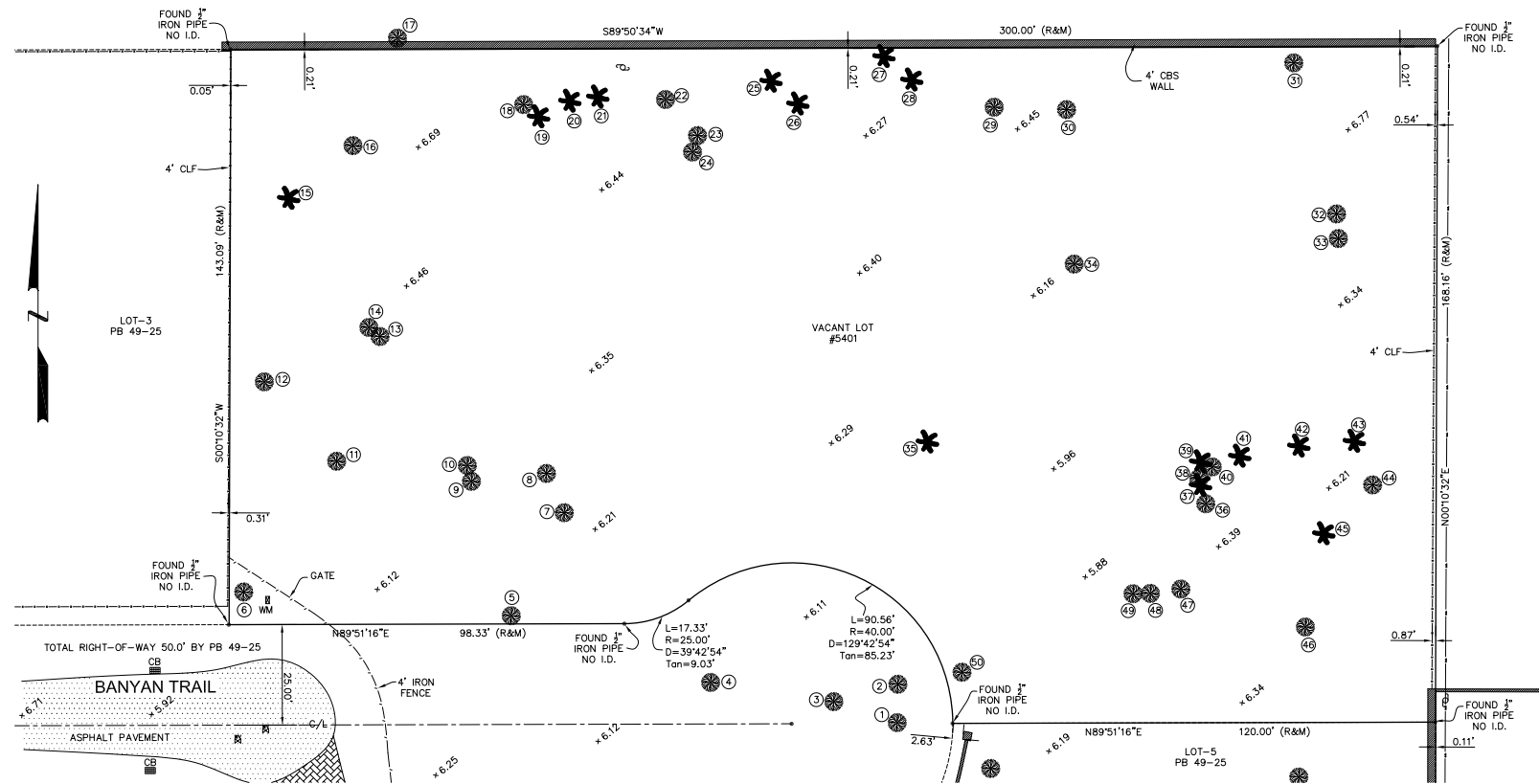


BOUNDARY SURVEY

5401 BANYAN TRAIL
CORAL GABLES, FLORIDA 33156
FOLIO No.: 03-5106-001-0040

LOCATION MAP

N.T.S
SEC. 36 -TWP 55S - RGE 41E



SUBJECT PROPERTY

SYMBOL LEGEND ABBREVIATIONS

⬢	PROPERTY LINE	AVE	= AVENUE
—	CENTER LINE	ASPH	= ASPHALT
⊙	POWER POLE	A/W	= ANCHORED WIRE
⊙	OAK TREE	A/C	= AIR CONDITIONER
⊙	LIGHT POLE	BLDG	= BUILDING
⊙	STOP SIGN	B. CDR	= BLOCK CORNER
⊙	FIRE HYDRANT	CALC	= CALCULATED
⊙	WATER VALVE	C.B.	= CATCH BASIN
⊙	SIGN	CH	= CHORD
⊙	BELLSOUTH BOX	CLF	= CHAIN LINK FENCE
⊙	WATER METER	CONC.	= CONCRETE
⊙	COCONUT	C.U.P.	= CONCRETE UTILITY POLE
⊙	MAIL BOX	C.L.P.	= CONCRETE LIGHT POLE
⊙	TREE	CBS	= CONCRETE BLOCK STRUCTURE
⊙	SANITARY SEWER	C.M.E.	= CANAL MAINTENANCE EAS
⊙	MANHOLE	D.M.E.	= DRAINAGE & MAINTENANCE EAS
⊙	GAS VALVE	ENC.	= ENCROACHMENT
⊙	CLEANOUT	E.T.P.	= ELECTRIC TRANSFORMER PAD
⊙	CB	F.P.L.	= FLORIDA POWER AND LIGHT
⊙	PALM	F.H.	= FIRE HYDRANT
⊙	TREE	F.I.P.	= FOUND IRON PIPE
		F.F.E.L.	= FINISH FLOOR ELEVATION
		F.B.H.	= FOUND BRILL HOLE
		F.R.	= FOUND REBAR
		F/B	= FOUND BISC
		F/N	= FOUND NAIL
		I/F	= IRON FENCE
		L	= LENGTH
		L.F.E.	= LOWEST FLOOR ELEVATION
		L.P.	= LIGHT POLE
		MEAS.	= MEASURED
		M.H.	= MAN HOLE
		M/L	= MONUMENT LINE
		NG.V.D.	= NATIONAL GEODETIC VERTICAL DATUM
		N.T.S.	= NOT TO SCALE
		O.E.	= OVERHEAD ELECTRIC LINE
		D/L	= ON LINE
		O.H.	= OVERHANGING ROOF
		O/S	= OFF SET
		P.C.	= POINT OF CURVATURE
		P.C.P.	= PERMANENT CONTROL POINT
		P.L.	= PROPERTY LINE
		P.L.	= PLANTER
		P.R.M.	= PERMANENT REFERENCE MONUMENT
		P/W	= PARKWAY
		R	= RADIUS
		RES	= RESISTANCE
		R/W	= RIGHT OF WAY
		S.I.P.	= SET IRON PIPE
		S/N	= SET NAIL
		S/WALK	= SIDEWALK
		T	= TANGENT
		U	= UTILITY EASEMENT
		W	= WIDTH
		W/F	= WOOD FENCE
		W/S	= WOOD SHED
		W.V.	= WATER VALVE
		W.U.P.	= WOOD UTILITY POLE
			= IRON FENCE
			= CHAIN LINK FENCE
			= WOOD FENCE
			= CHICKEN FENCE
			= CBS WALL
			= OVERHEAD ELEC.
			= CENTER LINE
			= BENCHMARK
			= DENOTES ELEVATIONS
			= BUILDING
			= DISTANCE
			= CATCH BASIN
			= WATER METER
			= V.I.P.
			= STATE ROAD
			= US HIGHWAY
			= INTERSTATE
			= COLLINGS

TREE LEGEND

NO.	TREE NAME	DIA.	HEIGHT	CANOPY
1.	FICUS	4"	50'	50'
2.	FICUS	10"	60'	50'
3.	FICUS	4"	50'	50'
4.	OAK	2"	50'	40'
5.	OAK	2"	40'	30'
6.	OAK	4"	50'	60'
7.	OAK	2"	40'	30'
8.	OAK	2"	40'	30'
9.	OAK	2"	40'	30'
10.	OAK	2"	40'	30'
11.	OAK	2"	40'	30'
12.	OAK	2"	40'	30'
13.	OAK	2"	40'	30'
14.	OAK	2"	40'	30'
15.	PALM	1"	60'	10'
16.	OAK	2"	50'	30'
17.	OAK	2"	50'	30'
18.	OAK	2"	50'	30'
19.	PALM	1"	30'	10'
20.	PALM	1"	30'	10'
21.	PALM	1"	30'	10'
22.	OAK	2"	50'	40'
23.	OAK	2"	50'	30'
24.	OAK	2"	50'	30'
25.	PALM	1"	20'	10'

NO.	TREE NAME	DIA.	HEIGHT	CANOPY
26.	PALM	1"	20'	10'
27.	PALM	1.50'	60'	15'
28.	PALM	1"	20'	10'
29.	OAK	2"	50'	30'
30.	OAK	2"	50'	30'
31.	BISCHOFIA	2"	50'	30'
32.	OAK	2"	50'	30'
33.	OAK	2"	50'	30'
34.	LOQUAT	1"	30'	20'
35.	PALM	1"	30'	10'
36.	OAK	2"	50'	30'
37.	PALM	1.50'	60'	15'
38.	OAK	2"	50'	30'
39.	PALM	1.50'	60'	15'
40.	OAK	2"	50'	30'
41.	PALM	1"	20'	10'
42.	PALM	1.50'	60'	15'
43.	PALM	1"	20'	10'
44.	OAK	1"	30'	20'
45.	PALM	1"	20'	10'
46.	OAK	2"	40'	30'
47.	OAK	2"	50'	30'
48.	OAK	2"	50'	30'
49.	OAK	2"	50'	30'
50.	FICUS	4"	50'	50'

CERTIFIED TO
ROBERT BARLICK JR
ANA MARIE CODINA BARLICK

LEGAL DESCRIPTION.
LOT 4 OF PALM VISTA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 49, PAGE 25, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SURVEYOR'S NOTES:

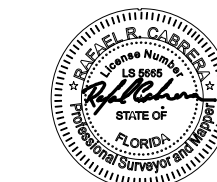
- The property depicted hereon were surveyed per the legal description of record and no claims of ownership, code restrictions or matters of title are made or implied. Examination of the abstract of title will have to be made to determine recorded instruments, if any, affecting this property. Ownership is subject to an opinion of title.
- All clearance and/or encroachments shown hereon are of apparent nature. Fence ownership was not determine.
- If shown, bearings are to be based on an assumed meridian (by plat).
- Dimensions shown are in survey feet and were taken from record documents unless otherwise shown or stated.
- Not valid without the signature and the original raised seal of the Florida licensed surveyor and mapper in responsible charge.
- Reproduction, addition and/or deletions of maps, sketches or reports by any party other than the signing surveyor & mapper are prohibited without the written consent of the surveyor & mapper and will be done at the risk of the reusing party and without any liability to the undersigned surveyor & mapper.
- Flood information shown hereon does not imply that the property will or will not be free from flooding or damage and does not create liability on the part of the firm for any damage that results from reliance on said information.
- Underground installations or improvements have not been located unless otherwise noted.
- Benchmark: N.G.V.D 1929
BM Name: N/A
Elev(NGVD29): N/A

FLOOD ZONE INFORMATION:

National Flood Insurance Program
FEMA Elev. Reference to NGVD 1929
Map Number: 12086C0467L
Community Name: CITY OF CORAL GABLES
Community Number: 120639
Panel Number: 0467
Firm Zone: AH
B. Elev. 7.00'
Date of Firm: 09-11-2009
BSuffix: L

NOTE:
THIS SURVEY DOCUMENTS IS NOT INTENDED TO BE USED FOR DESIGN PURPOSES.
IF YOU USE IT YOU DO SO AT YOUR OWN RISK.

I hereby certify that this boundary survey is in compliance with the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers, in Chapter 5J-17 Florida Administrative Code pursuant to Section 472.027, Florida Statutes.



BY RAFAEL R. CABRERA
Professional Surveyor & Mapper
Certificate No. 5665
STATE OF FLORIDA
DATE: 11-26-2021

America Layout Corp
Tel. 305-606-0031
LB 7464
2725 S.W. 102 Avenue,
Miami, Florida 33165

PROJECT:
BOUNDARY SURVEY
5401 BANYAN TRAIL
CORAL GABLES, FLORIDA 33156

JOB No. 21008
FIELD BOOK:
CAD FILE. 008
DATE: 11-26-21
SCALE: 1"=20'
DRAWN: AT
REV.: RC
REVISIONS
SHEET No.
1-OF-1

SKETCH TO ACCOMPANY LEGAL DESCRIPTION
for
CODINA PARTNERS
prepared by:
HADONNE
EXHIBIT "A"

LAND SURVEYOR AND MAPPERS
3D LASER SCANNING
UTILITY COORDINATION
SUBSURFACE UTILITY ENGINEERING

LEGAL DESCRIPTION:

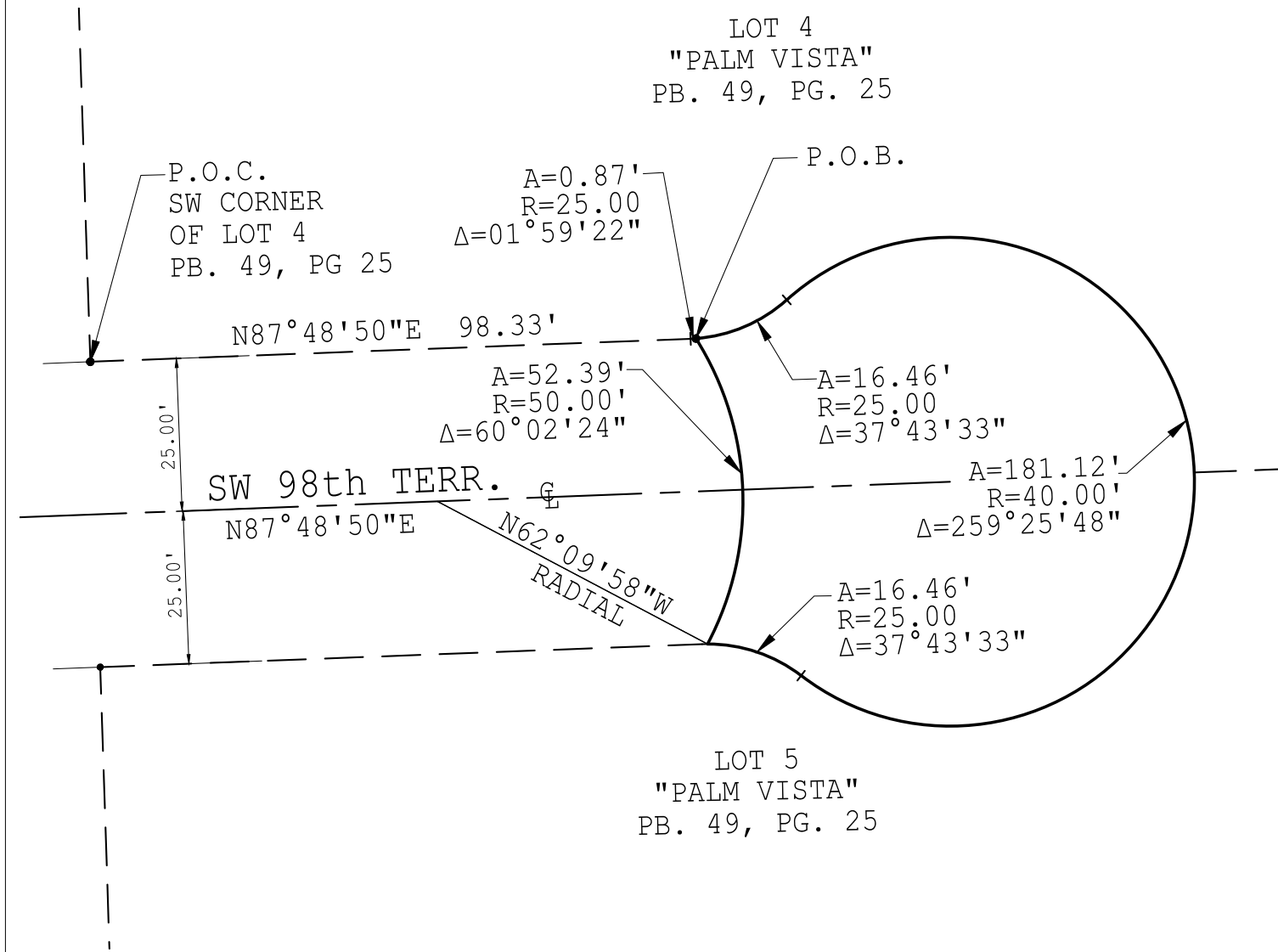
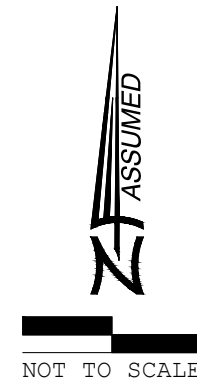
A Portion of Bayan Trail "SW 98th Terrace" a Public Right of Way as show of "PALM VISTA", according to the Plat thereof, as recorded in Plat Book 49, Page 25, of the Public Records of Miami-Dade County, Florida, being more particularly described as follows:

Commence at the Southwest corner of Lot 4 of said Plat Book 49, Page 25; thence N87°48'50"E for a distance of 98.33 feet to a Point of Curvature of a circular curve to the left, concave to the Northwest; thence Northeasterly, along the arc of said curve, having for its elements a radius of 25.00 feet, through a central angle of 01°59'22" for an arc distance of 0.87 feet to the Point of Beginning of the hereinafter described Parcel of land; said point also being on the previously described curve to the left, concave to the Northwest; thence Northeasterly, along the arc of said curve, having for its elements a radius of 25.00 feet, through a central angle of 37°43'33" for an arc distance of 16.46 feet to a point of reverse curvature of a circular curve to the right, concave to the West; thence Northeasterly, Easterly, Southeasterly, Southerly, Southwesterly, Westerly and Northwesterly, along the arc of said curve, having for its elements a radius of 40.00 feet, through a central angle of 259°25'48" for an arc distance of 181.12 feet to a point of reverse curvature of a circular curve to the left concave to the Southwest; thence Northwesterly, along the arc of said curve, having for its elements a radius of 25.00 feet, through a central angle of 37°43'33" for an arc distance of 16.46 feet to a point on the arc, of a circle, curve to the left, concave to the West, a radial bearing from said point bears N 62°09'58" W; thence Northeasterly, Northerly and Northwesterly along the arc of said curve, having for its elements a radius of 50.00 feet, through a central angle of 60°02'24" for an arc distance of 52.39 feet to the Point of Beginning.

Containing an area of 4,995 Square Feet more or less by calculations.

SKETCH TO ACCOMPANY LEGAL DESCRIPTION
for
CODINA PARTNERS
prepared by:
HADONNE
EXHIBIT "A"

LAND SURVEYOR AND MAPPERS
3D LASER SCANNING
UTILITY COORDINATION
SUBSURFACE UTILITY ENGINEERING



LEGEND
P.B. = PLAT BOOK
PG. = PAGE
P.O.B = POINT OF BEGINNING

SKETCH TO ACCOMPANY LEGAL DESCRIPTION
for
CODINA PARTNERS
prepared by:



LAND SURVEYOR AND MAPPERS
 3D LASER SCANNING
 UTILITY COORDINATION
 SUBSURFACE UTILITY ENGINEERING

EXHIBIT "A"

SOURCES OF DATA:

Plat of "PALM VISTA", recorded in Plat Book 49, at Page 25, Miami-Dade County Records.

Bearings as shown hereon are based upon the Center Line of SW 98th Terr with an assumed bearing of N87°48'50"E, said line to be considered a well established and monumented line.

EASEMENTS AND ENCUMBRANCES:

No information was provided as to the existence of any easements other than those what appeared on the underlying Plat of record. Please refer to the Limitations portion with respect to possible restrictions of record and utility services.

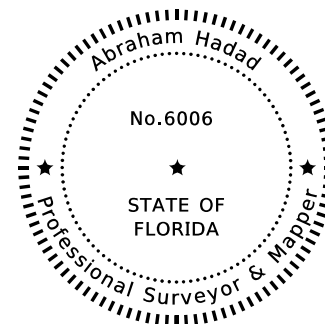
LIMITATIONS:

Since no other information were furnished other than that is cited in the Sources of Data , the Client is hereby advised that there may legal restrictions on the subject property that are not shown on the Sketch or contained within this Report that may be found in the Public Records of Miami-Dade County, Florida or any other public and private entities as their jurisdictions may appear. This document does not represent a field boundary survey of the described property, or any part or parcel thereof.

SURVEYOR'S CERTIFICATE:

I hereby certify that this "Sketch to Accompany Legal Description," was prepared under my direction and is true and correct to the best of my knowledge and belief and further, that said Sketch meets the intent of the "Standards of Practice for Land Surveying in the State of Florida", pursuant to Rule 5J-17.051 of the Florida Administrative Code and its implementing Rule, Chapter 472.027 of the Florida Statutes.

Abraham Hadad, P.S.M.
 For The Firm
 Professional Surveyor and Mapper LS6006
 HADONNE CORP.
 Land Surveyors and Mappers
 Certificate of Authorization LB7097
 1985 NW 88 Court, Suite 201
 Doral, Florida 33172
 305.266.1188 phone
 305.207.6845 fax
 Date: October 05, 2022



**Abraham
Hadad**
2022.10.05
15:54:57
-04'00'

NOTICE: Not valid without the original signature and seal of a Florida Licensed Surveyor and Mapper. Each Sheet as incorporated therein shall not be considered full, valid and complete unless attached to the others. This Notice is required by Rule 61G17-6 of the Florida Administrative Code.

Zoning Data

City Of Coral Gables Zoning Site Requirements:

5400 Banyan Trail

	Provided	Required
Original Lot Size	+/- 1.05 Acres (45,738 Sq.Ft.)	1 Acre (43,560 S.F.) Min.
Proposed Lot Size	+/- 1.02 Acres (44,420 Sq.Ft.)	1 Acre (43,560 S.F.) Min.
Proposed Lot Width	152.07 Feet	125 Feet Min.
Proposed Lot Length	300.00 Feet	N/A
Residence Ground Coverage	4,463 Sq. Ft.	10,890 Sq. Ft. Max
Percent of Residence Ground Coverage	10.0%	25% Max
Front Setback	96.26 Feet	50 Feet Min.
Side Setback	30.00 Feet	15 Feet Min.
Rear Setback	148.50 Feet	25 Feet Min.

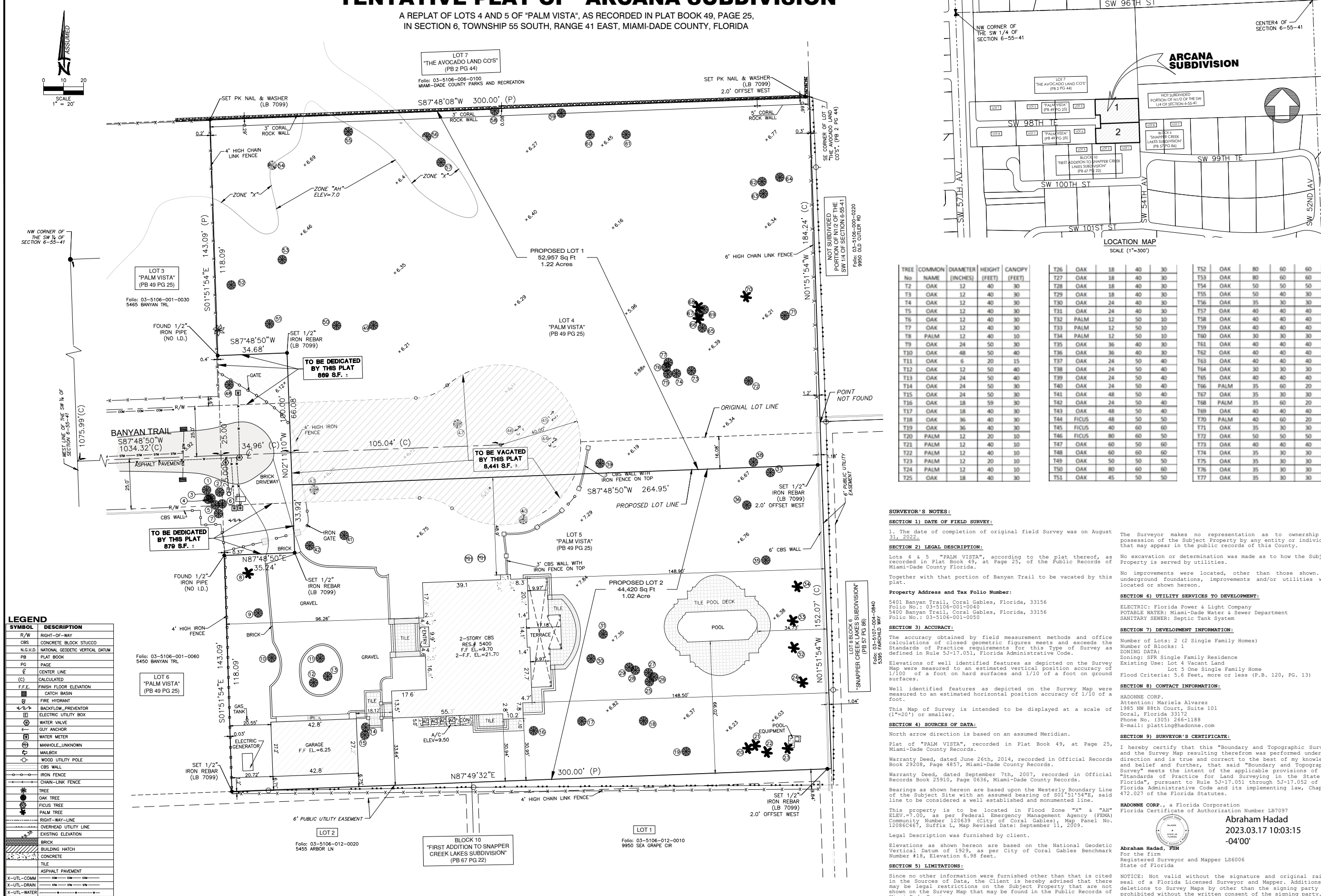
5401 Banyan Trail

	Provided	Required
Original Lot Size	+/- 1.05 Acres (45,738 S.F.)	1 Acre (43,560 S.F.) Min.
Proposed Lot Size	+/- 1.22 Acres (52,957 S.F.)	1 Acre (43,560 S.F.) Min.
Proposed Lot Width	184.24 Feet	125 Feet Min.
Proposed Lot Length	300.00 Feet	N/A

*Reference City of Coral Gables Zoning Code Section A-56- Hammock Lakes

TENTATIVE PLAT OF "ARCANA SUBDIVISION"

A REPLAT OF LOTS 4 AND 5 OF "PALM VISTA", AS RECORDED IN PLAT BOOK 49, PAGE 25, IN SECTION 6, TOWNSHIP 55 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA



LEGEND

SYMBOL	DESCRIPTION
R/W	RIGHT-OF-WAY
CBS	CONCRETE BLOCK STUCCO
N.G.V.D.	NATIONAL GEODETIC VERTICAL DATUM
PB	PLAT BOOK
PG	PAGE
CL	CENTER LINE
(C)	CALCULATED
F.F.E.	FINISH FLOOR ELEVATION
CB	CATCH BASIN
⊕	FIRE HYDRANT
⚡	BACKFLOW PREVENTOR
⊞	ELECTRIC UTILITY BOX
⊞	WATER VALVE
⊞	GUY ANCHOR
⊞	WATER METER
⊞	MANHOLE UNKNOWN
⊞	MAILBOX
⊞	WOOD UTILITY POLE
⊞	CBS WALL
⊞	IRON FENCE
⊞	CHAIN-LINK FENCE
⊞	TREE
⊞	OAK TREE
⊞	FICUS TREE
⊞	PALM TREE
⊞	RIGHT-WAY LINE
⊞	OVERHEAD UTILITY LINE
⊞	EXISTING ELEVATION
⊞	BRICK
⊞	BUILDING HATCH
⊞	CONCRETE
⊞	TILE
⊞	ASPHALT PAVEMENT
X-UTL-COMM	COMMUNICATIONS UTILITY
X-UTL-DRAIN	DRAINAGE UTILITY
X-UTL-WATER	WATER UTILITY

TREE No	COMMON NAME	DIAMETER (INCHES)	HEIGHT (FEET)	CANOPY (FEET)
T2	OAK	12	40	30
T3	OAK	12	40	30
T4	OAK	12	40	30
T5	OAK	12	40	30
T6	OAK	12	40	30
T7	OAK	12	40	30
T8	PALM	12	40	10
T9	OAK	24	50	30
T10	OAK	48	50	40
T11	OAK	6	20	15
T12	OAK	12	50	40
T13	OAK	24	50	40
T14	OAK	24	50	30
T15	OAK	24	50	30
T16	OAK	18	50	30
T17	OAK	18	40	30
T18	OAK	36	40	30
T19	OAK	36	40	30
T20	PALM	12	20	10
T21	PALM	12	40	10
T22	PALM	12	40	10
T23	PALM	12	20	10
T24	PALM	12	40	10
T25	OAK	18	40	30

T26	OAK	18	40	30
T27	OAK	18	40	30
T28	OAK	18	40	30
T29	OAK	18	40	30
T30	OAK	24	40	30
T31	OAK	24	40	30
T32	PALM	12	50	10
T33	PALM	12	50	10
T34	PALM	12	50	10
T35	OAK	36	40	30
T36	OAK	36	40	30
T37	OAK	24	50	40
T38	OAK	24	50	40
T39	OAK	24	50	40
T40	OAK	24	50	40
T41	OAK	48	50	40
T42	OAK	24	50	40
T43	OAK	48	50	40
T44	FICUS	48	50	50
T45	FICUS	40	60	60
T46	FICUS	80	60	50
T47	OAK	60	50	60
T48	OAK	60	60	60
T49	OAK	50	50	50
T50	OAK	80	60	60
T51	OAK	45	50	50

SURVEYOR'S NOTES:
SECTION 1) DATE OF FIELD SURVEY:
 1. The date of completion of original field Survey was on August 31, 2022.

SECTION 2) LEGAL DESCRIPTION:
 Lots 4 & 5 "PALM VISTA", according to the plat thereof, as recorded in Plat Book 49, at Page 25, of the Public Records of Miami-Dade County Florida.

Property Address and Tax Folio Number:
 5401 Banyan Trail, Coral Gables, Florida, 33156
 Folio No.: 03-5106-001-0040
 5400 Banyan Trail, Coral Gables, Florida, 33156
 Folio No.: 03-5106-001-0050

SECTION 3) ACCURACY:
 The accuracy obtained by field measurement methods and office calculations of closed geometric figures meets and exceeds the Standards of Practice requirements for this Type of Survey as defined in Rule 53-17.051, Florida Administrative Code.

Elevations of well identified features as depicted on the Survey Map were measured to an estimated vertical position accuracy of 1/100' of a foot on hard surfaces and 1/10' of a foot on ground surfaces.

Well identified features as depicted on the Survey Map were measured to an estimated horizontal position accuracy of 1/10' of a foot.

SECTION 4) SOURCES OF DATA:
 North arrow direction is based on an assumed Meridian.
 Warranty Deed, dated June 26th, 2014, recorded in Official Records Book 29208, Page 4857, Miami-Dade County Records.
 Warranty Deed, dated September 7th, 2007, recorded in Official Records Book 25910, Page 0636, Miami-Dade County Records.

Bearings as shown hereon are based upon the Westerly Boundary Line of the Subject Site with an assumed bearing of S01°51'54"E, said line to be considered a well established and monumented line.

This property is to be located in Flood Zone "X" & "AH" ELEV.=7.00, as per Federal Emergency Management Agency (FEMA) Community Number 120639 (City of Coral Gables), Map Panel No. 12086467, Suffix L, Map Revised Date: September 11, 2009.

SECTION 5) LIMITATIONS:
 Elevations as shown hereon are based on the National Geodetic Vertical Datum of 1929, as per City of Coral Gables Benchmark Number #18, Elevation 6.98 feet.
 Legal Description was furnished by client.
 Since no other information was furnished other than that is cited in the Sources of Data, the Client is hereby advised that there may be legal restrictions on the Subject Property that are not shown on the Survey Map that may be found in the Public Records of Miami-Dade County.

The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual that may appear in the public records of this County.

No excavation or determination was made as to how the Subject Property is served by utilities.
 No improvements were located, other than those shown. No underground foundations, improvements and/or utilities were located or shown hereon.

SECTION 6) UTILITY SERVICES TO DEVELOPMENT:
 ELECTRIC: Florida Power & Light Company
 POTABLE WATER: Miami-Dade Water & Sewer Department
 SANITARY SEWER: Septic Tank System

SECTION 7) DEVELOPMENT INFORMATION:
 Number of Lots: 2 (2 Single Family Homes)
 Number of Blocks: 1
 ZONING DATA:
 Zoning: SFR Single Family Residence
 Existing Use: Lot 4 Vacant Land
 Lot 5 One Single Family Home
 Flood Criteria: 5.6 Feet, more or less (P.B. 120, PG. 13)

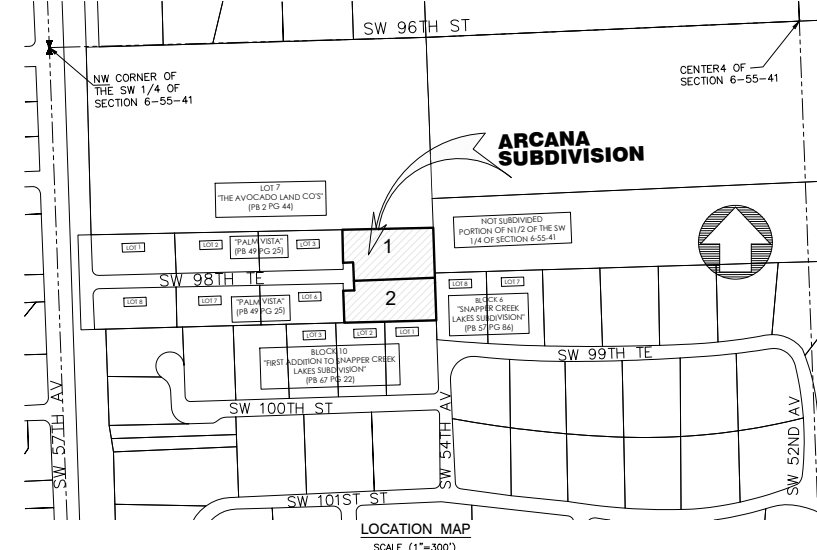
SECTION 8) CONTACT INFORMATION:
 HADONNE CORP.
 Attention: Mariela Alvarez
 1985 NW 88th Court, Suite 101
 Doral, Florida 33172
 Phone No. (305) 266-1188
 E-mail: platting@hadonne.com

SECTION 9) SURVEYOR'S CERTIFICATE:
 I hereby certify that this "Boundary and Topographic Survey" and the Survey Map resulting therefrom was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "Boundary and Topographic Survey" meets the intent of the applicable provisions of the "Standards of Practice for Land Surveying in the State of Florida", pursuant to Rule 53-17.051 through 53-17.052 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.

HADONNE CORP., a Florida Corporation
 Florida Certificate of Authorization Number LB7097
 Abraham Hadad, PSM
 2023.03.17 10:03:15
 -04'00"

For the firm
 Registered Surveyor and Mapper LS6006
 State of Florida

NOTICE: Not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper. Additions or deletions to Survey Maps by other than the signing party are prohibited without the written consent of the signing party.



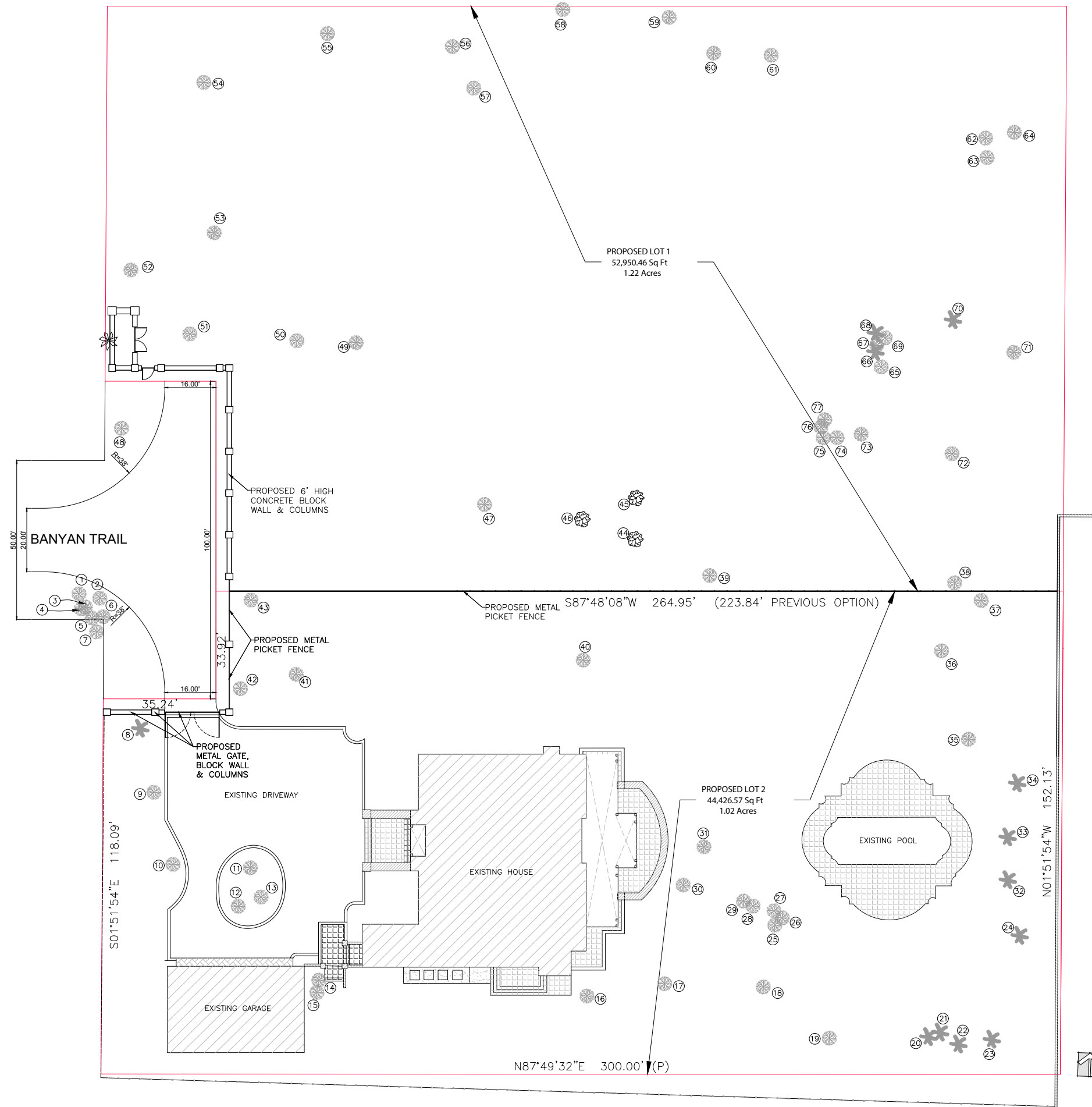
LAND SURVEYOR AND MAPPER
 3D LASER SCANNING
 UTILITY COORDINATION
 SUBSURFACE UTILITY ENGINEERING
HADONNE
 1985 NW 88th Court, Suite 101 - Doral, FL 33172 - P: (305) 266-1188 - F: (305) 267-8846 - W: www.hadonne.com

MAP OF BOUNDARY SURVEY
 for
ROBERT BARLICK and ANA MARIE BARLICK
 of
5400-5401 BANYAN TRAIL CORAL GABLES, FLORIDA, 33156

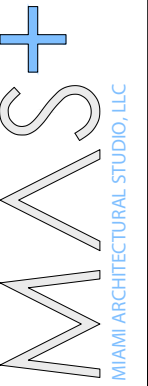
REVISIONS
 1. UPDATE 1-PLAT INCREASE AREA OF LOT 2 11-01-22 16
 2. UPDATE 1-PLAT NEW LOT LAYOUT 2-15-2023 7
 3. UPDATE 1-PLAT NEW LOT LAYOUT 2-15-2023 8
 4. UPDATE 1-PLAT NEW LOT LAYOUT 2-15-2023 9
 5. UPDATE 1-PLAT NEW LOT LAYOUT 2-15-2023 10

FILE
 DRAWN BY: LD
 TECH BY: RI
 CHECKED BY: JS
 JOB NO.: 22085

1/1



7910 NW 25TH STREET
SUITE 200
DORAL FL 33122
(305) 593-9798
WWW.MAS.MIAMI



SINGLE FAMILY RESIDENCES
5400 & 5401 BANYAN TRAIL
CORAL GABLES, FLORIDA 33156

REVISION DATE	BY

SITE PLAN

SCALE 1/4"=1'-0"
DATE 03-10-23
JOB 2210
SHEET
SP

JENNIFER MALLON SALMAN • AR-17181



Andres Hernandez T: 305-322-3943
OSPE Ah0816@att.com
AT&T Florida
600 NW 79th Ave Room 360
Miami, FL 33126

November 17, 2022

Robert Barlick Jr & Ana Marie Barlick

RE: 5401 Banyan Trail, Miami, FL 33156/Folio:03-5106-001-0040 and 5400 Banyan Trail, Miami, FL 33156/Folio:03-5106-001-0050

Mr. and Mrs. Barlick

AT&T has no objection to the vacation of easement described on the tentative plat of "Arcana Subdivision" as shown on attached file named: 03_T-PLAT_5400-5401. If you have any questions concerning this consent letter, please call me at (305) 322-3943.

Sincerely,

Andres Hernandez

Andres Hernandez
Resource Manager
OSP Planning & Engineering Design-South Florida
AT&T Florida



**Engineering – Design Department
6565 Nova Drive. Davie, FL 33317**

January 12, 2023

Ms. Lily Alvarez
Development Review Manager
2020 Salzedo Street, 5th Floor, Coral Gables, Florida 33134

Re: **Waiver of Objection for 5400-5401 Banyan Trail Easement Vacation.
5401 BAYAN TRAIL, Miami, Florida, 33156. Folio No.: 03-5106-001-0040
5400 BAYAN TRAIL, Miami, Florida, 33156. Folio No.: 03-5106-001-0050**

Dear Ms. Lily Alvarez:

This is to certify that Comcast has "No Objection" to vacating an easement between properties 5400 and 5401 Banyan Trail. It is understood that any relocation of existing Comcast facilities associated with the proposed project and encroachments will be at the owner 's expense. Additional future easements in another location may be required to provide service to the proposed project.

If you should have any questions or require additional information, please do not hesitate to contact us.

Respectfully Submitted,


Ricardo Davidson
Comcast Engineering-Design Department
Davidson

Digitally signed by
Ricardo Davidson
Date: 2023.01.12
16:52:42 -05'00'



Water and Sewer
3575 S. Lejeune Road
Miami, Florida 33233-0316
T 305-665-7471

miamidade.gov

December 16, 2022

City of Coral Gables Public Works Director:
Hermes Díaz, P.E. • Director
City of Coral Gables
Department of Public Works
2800 SW 72nd Avenue
Miami, FL 33155
T: 305.460.5000

RE: ARCANA SUBDIVISION (Revised Plat), Utility Alley Reservation.

Property: 5400 Banyan Trail (Tract 5 of PALM VISTA, according to Plat thereof, as recorded in Plat Book 49, PG 25 of the Public Records of MDC, Florida) and 5401 Banyan Trail (Tract 4, of PALM VISTA, according to Plat thereof, as recorded in Plat Book 49, PG 25 of the Public Records of MDC, Florida) Coral Gables), Coral Gables Florida, 33156.

Folios No: 03-5106-001-0050 and 03-5106-001-0040

Dear Mr Diaz:

Miami-Dade County Water and Sewer Department (MD-WASD) has reviewed the request for a Release of Utility Easement Reservation for the subject Utility Alley reservation.

MD-WASD hereby consents and releases any interest with respect to the subject Utility Alley Reservation.

The Miami-Dade Water and Sewer Department (MD-WASD) has **No Objection** to the requested Release of Utility Alley Reservation.

Should you have any question regarding this matter, do not hesitate to contact me.

Very truly yours,

Guillermo Guerrero PSM
Utilities Development Division, Right of Way Unit
Miami-Dade County Water and Sewer Department
3575 South LeJeune Road
Miami, Florida 33146
Telephone: (786) 268-5178, Guillermo.Guerrero@miamidade.gov



City of Coral Gables
Public Works Department
2800 SW 72 Avenue
Miami, FL 33155

October 17, 2022

RE: 5401 Banyan Trail – 5400 Banyan Trail
Vacating Platted Easement
Property Folios 03-5106-001-0040 and 03-5106-001-0050

TO WHOM IT MAY CONCERN

The following is to confirm that the City of Coral Gables Utilities Division has no objection to the vacate of the existing platted easement as per P.B. 49-25 and showed at the submitted Boundary and Topographic Survey performed by Abraham Hadad, PSM No. LS6006, for the referenced properties. Any existing utilities shall be relocated at developer's expenses.

Please feel free to contact me should you have any question.

Jorge E. Acevedo, PE, ENV SP, LEED Green Associate
Utilities & ROW Division Chief
Utilities Director
City of Coral Gables
Department of Public Works
2800 SW 72 Avenue, Miami, FL 33155
Direct: (305)460-5006
Main: (305)460-5000
Jacevedo2@coralgables.com



Florida Power & Light Company

November 1, 2022

Robert Barlick Jr & Ana Marie Barlick

Re: 5401 Banyan Trail, Miami, FL, 33156, USA / Folio #03-5106-001-0040
And 5400 Banyan Trail, Miami, FL 33156, USA / Folio # 03-5106-001-0050

Florida City Gas (FCG) has received your request to encroach on the easement located at the aforementioned location. FCG does not have existing facilities at the subject location and Therefore, **FCG has no objection to your easement encroachment request.**

Please be advised that you are required to contact Sunshine State One Call of Florida, Inc. (SSOCF) at 811, at least two (2) full business days prior to commencing any excavation.

If you should have any questions, please contact me at 321-638-3461.

Sincerely,
Sarai Gonzalez
Operations Department

January 3, 2023

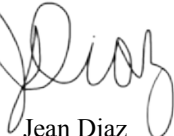
Jorge Ubieta, Jr., P.S.M., Supervisor, Platting Section
Department of Regulatory and Economic Resources
Development Services Division
111 NW 1st Street, 11th Floor
Miami, Florida 33128-1970

Reference: **PWKS-22-07-0886**
Name: **ARCANA SUBDIVISION**
Location: **V/O 5401 AND 5400 BANYAN TRAIL, MIAMI**

Dear Mr. Ubieta:

Please consider this letter as your notification that FPL has no objection to the vacation of previously platted utility easements on the defined markup area for the plat as recorded in book 49, page 25.

If there are any questions or you need any further information, please call Jean Diaz at 305-387-6636 for further assistance.

Sincerely,

Jean Diaz
Engineering Leader
Richmond Service Center



September 16th, 2022

Re: 5401 BAYAN TRAIL, Miami, Florida, 33156
Folio No.: 03-5106-001-0040
5400 BAYAN TRAIL, Miami, Florida, 33156
Folio No.: 03-5106-001-0050

To whom concern:

On behalf of **Hotwire Communications** this letter shall serve as a notice of “no-objection” to the vacation of the easement to be vacated by Plat as shown in the draft Tentative Plat.

If you have any questions, please contact me at (954) 699-0900 or via email at walter.sancho-davila@hotwirecommunication.com

Sincerely,

Walter Sancho-Davila

Walter Sancho-Davila
Project Manager - OSP Engineering

2100 W Cypress Creek Rd – Fort Lauderdale – FL 33309



September 21, 2022

**City of Coral Gables
Building & Zoning
427 Biltmore Way 3rd Floor
Coral Gables, FL 33134**

RE: Property Owners List within 1,500 feet of:

LEGAL DESCRIPTION:

Lots 4 and 5 of "PALM VISTA", according to the Plat thereof, as recorded in Plat Book 49, at Page 25 of the Public Records of Miami-Dade County, Florida.

LOCATION: 5400 and 5401 Banyan Trail, Gables FL 33156

FOLIO: 03-5106-001-0040 and -0050

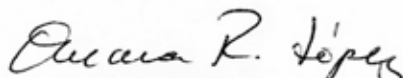
PREPARED FOR: CODINA PARTNERS & ROBERT BARLICK JR

ORDER: 220912

TOTAL NUMBER OF LABELS WITHOUT REPETITION: 57

This is to certify that the attached ownership list, map and mailing matrix is a complete and accurate representation of the real estate property and property owners within a 1,000 feet of the subject property listed above. This reflects the most current records on the file in Miami-Dade County Tax Assessor's Office.

Sincerely,
THE ZONING SPECIALISTS GROUP, INC.


Omara R. Lopez,
For the Firm

7729 NW 146th Street • Miami Lakes, FL 33016
Phone: 305 828-1210
www.thezoningspecialistsgroup.com

1,000-FOOT RADIUS MAP OF:

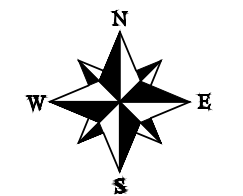
LEGAL DESCRIPTION:

Lots 4 and 5 of "PALM VISTA", according to the Plat thereof, as recorded in Plat Book 49, at Page 25 of the Public Records of Miami-Dade County, Florida.

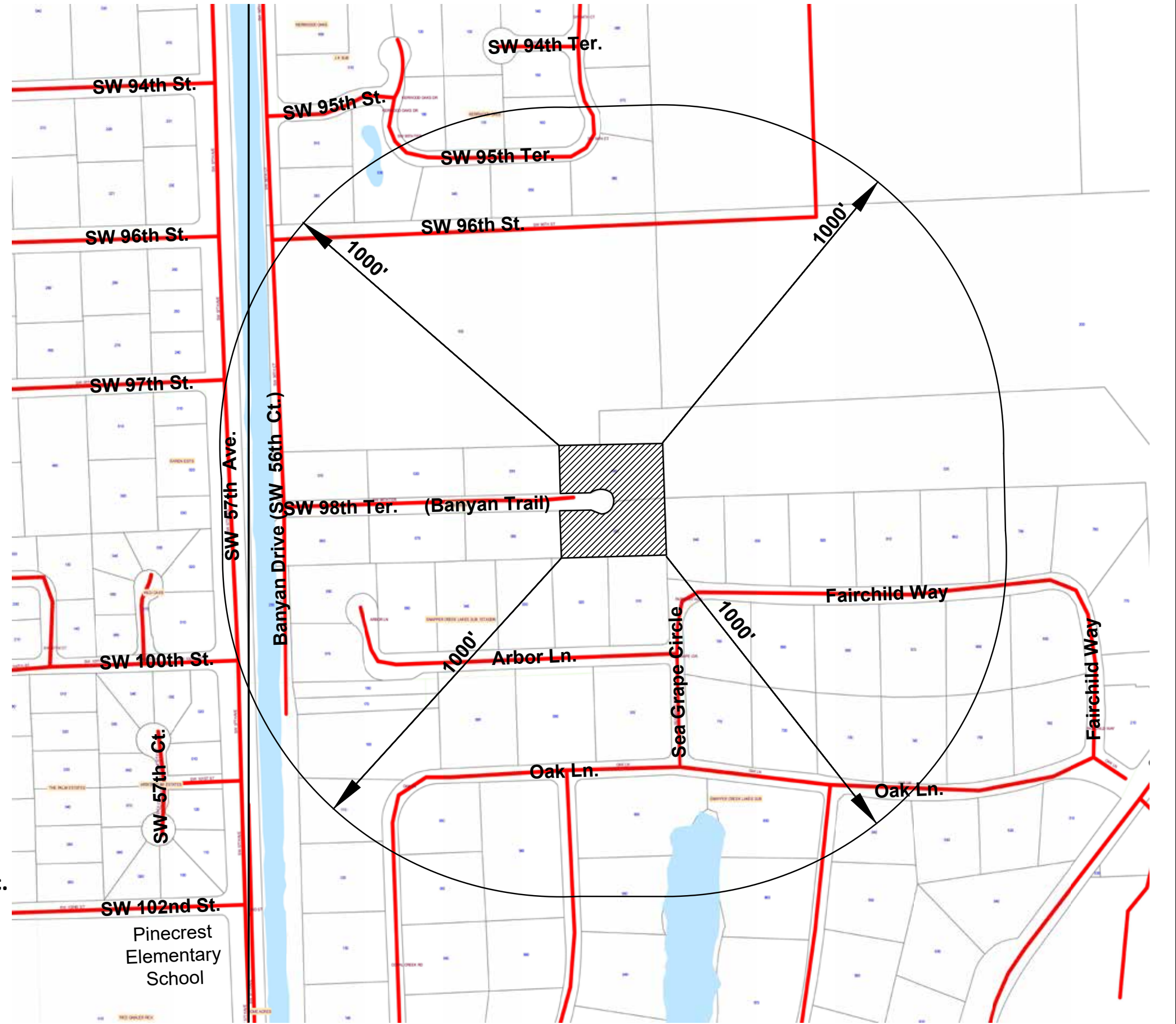
LOCATION: 5400 and 5401 Banyan Trail, Gables FL 33156
FOLIO: 03-5106-001-0040 and -0050

PREPARED FOR: CODINA PARTNERS & ROBERT BARLICK JR
ORDER: 220912
DATE: September 21, 2022

Note: No public schools were found to be within a 1,000-foot radius.



SCALE: 1"= 300'



The Zoning Specialists Group, Inc.

7729 NW 146th Street
Miami Lakes FL 33016

Ph: (305)828-1210

www.thezoningspecialistsgroup.com

Pinecrest
Elementary
School

Re: 5400-5401 Banyan Trail: Right-of-Way Vacation and Tentative Plat
5400 Banyan Trail and 5401 Banyan Trail, Coral Gables, Florida, 33156
Neighborhood Meeting Summary Minutes

File No.: DLR1-23-01-0019

On February 13, 2023, a public information meeting was held at the 2020 Salzedo Street, 5th Floor Board Room to go over the proposed easement vacation and tentative plat design "Arcana Subdivision". The meeting started at 5:45 p.m. On behalf of the applicant, Joe Jimenez and Lily Alvarez were in attendance.

The presentation covered the proposed design at the end of the street that will be possible through the vacation and the revised plat as well as the modifications to the proposed Lot 1 and Lot 2.

The project received positive feedback from the neighbors that attended. They were concerned about who will be bearing the cost of the construction and design of the street end, they were reassured that all costs will be covered by the applicant.

After a short period of questions and answers, the meeting concluded at approximately 6:15 p.m.

February 7, 2023

Re: 5400-5401 Banyan Trail: Right-of-Way Vacation and Tentative Plat
5400 Banyan Trail and 5401 Banyan Trail, Coral Gables, Florida, 33156

Dear Neighbor,

On behalf of the owner of the referenced property, Mr. and Mrs. Barlick, please join us for a presentation of the Right-of-Way Vacation and Tentative Plat, which will be conducted by the applicant's representatives.

The property currently consists of two lots, 5400 Banyan Trail and 5401 Banyan Trail, platted pursuant to the Palm Vista Plat, recorded in Plat Book 49, Page 25 of the Public Records of Miami-Dade County, Florida. The existing easement serves no purpose or benefit to the public as it does not contain any utilities. An alternative access easement will be provided between Proposed Lot 1 and Proposed Lot 2 in accordance with the Standard Road Detail Cul-De-Sac approved by Miami-Dade County and the Public Works Department dedicating approximately 3,112 square feet. The new design will allow for safe and convenient pedestrian and vehicular traffic circulation.

We look forward to seeing you and being available to answer any questions you may have.

Date: Monday, February 13, 2023
Time: 5:30 p.m.- 7:00 p.m.
Location: 2020 Salzedo Street, 5th Floor Board Room, Coral Gables, FL 33134

Sincerely,

Joe Jimenez
JJ/jp
enclosures

Contact Information

Owner:
Robert Barlick Jr. and Ana Marie Codina Barlick
5400 Banyan Trail
Coral Gables, Florida 33156
305-898-1744

Surveyor:
Hadonne
1985 NW 88th Court, Suite 101
Doral, Florida 33172
305-266-1188

Applicant:
Jose Jimenez
Executive Vice President and General Counsel
Codina Partners
2020 Salzedo Street, 5th Floor
Coral Gables, Florida 33134
305-529-1300

Lobbyist and Issue Applications

On record with the City's Clerk's Office.

CITY OF CORAL GABLES



The City Beautiful™

MEMO

TO: Jennifer Garcia
Interim Director for Planning

DATE: March 29th, 2023


FROM: Hermes Diaz
Public Works Director

SUBJECT: East end of Banyan Trail
Street Vacation Request

On behalf of the City of Coral Gables Public Works Department, this memorandum serves as a notice of “No objection” to the street vacation request submitted on July 29th, 2022 by Ms. Lily Alvarez on behalf of the property owners at 5400 and 5401 Banyan Trail. The street vacation requested is described as the eastern 145 feet of Banyan Trail in Plat Book 49 page 25. Please note that this “No objection” is contingent upon the approval of the alley vacation ordinance currently under development with the condition that the alley be automatically converted to a utility easement.

Should you have any questions regarding this matter, please do not hesitate to contact Mr. Paul Rodas, City Engineer & Permit Section Manager, at 305-460-5048 or via e-mail at prodas@coralgables.com.

c: Alberto Parjus, Assistant City Manager
Jose Olivo, P.E., Deputy Director
Paul Rodas, P.E., City Engineer & Permit Section Manager

	City of Coral Gables Public Hearing Notice	
Applicant:	Jose Jimenez	
Application:	1. Right-of-Way Vacation 2. Subdivision Review for a Tentative Plat	
Property:	5400 and 5401 Banyan Trail	
Public Hearing - Date/Time/ Location:	PLANNING & ZONING BOARD Tuesday, April 4, 2023, 6:00 p.m. City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida, 33134 e-comments: www.CoralGables.GranicusIdeas.com/meetings	

PUBLIC NOTICE is hereby given that the City of Coral Gables, Florida, the Planning and Zoning Board will conduct a Public Hearing on **Tuesday, April 4, 2023** on the following applications at the Coral Gables City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida:

1. *An Ordinance of the City Commission of Coral Gables, Florida, approving the vacation of a public right-of-way pursuant to Zoning Code Article 14, "Process," Section 14-211, "Abandonment and Vacations" and City Code Chapter 62, Article 8, "Vacation, Abandonment and Closure of Streets, Easements and Alleys by Private Owners and the City; Application Process," providing for the vacation of the 8,441 (eight thousand four hundred forty one) square feet of public right-of-way and dedication of 1,748 (one thousand seven hundred forty eight) square feet between Lot 4 (5401 Banyan Trail) and Lot 5 (5400 Banyan Trail) in Palm Vista, Coral Gables, Florida; providing for a repealer provision, severability clause, and providing for an effective date. (LEGAL DESCRIPTION ON FILE).*
2. *A Resolution of the City Commission of Coral Gables, Florida approving the Tentative Plat entitled "Arcana Subdivision" pursuant to Zoning Code Article 14, "Process," Section 14-210, "Platting/Subdivision," being a re-plat consisting of two existing lots which total 97,377 (ninety seven thousand three hundred seventy seven) square feet (2.24 acres) into a modified two lots on the property legally described as Lots 4 and 5, Palm Vista, together with that portion of the vacated 50-foot platted right-of-way lying between Lots 4 and 5, and dedication of 1,748 (one thousand seven hundred forty eight) square feet between (5400 and 5401 Banyan Trail), Coral Gables, Florida; including required conditions; providing for a repealer provision, severability clause, and providing for an effective date. (LEGAL DESCRIPTION ON FILE)*

These applications have been submitted by Mr. Jose Jimenez on behalf of Mr. and Mrs. Barlick (the "Applicant") for the vacation of the east end of the Banyan Trail right-of-way and tentative plat review entitled "Arcana Subdivision." The property currently consists of two lots, 5400 and 5401 Banyan Trail, and are platted pursuant to the Palm Vista Plat. An alternative access will be provided and dedicated to the City of Coral Gables to allow for safe vehicular traffic circulation. The proposed right-of-way vacation and accompanying right-of-way dedication are reflected in the proposed tentative plat.

The requests require three public hearings, including review and recommendation by the Planning and Zoning Board, and 1st and 2nd Readings before the City Commission.

Additional information may be found at www.coralgables.com. Please forward to other interested parties.

The meeting will also be via Zoom at www.zoom.us/j/83788709513. A dedicated phone line will also be available by dialing: (305) 461-6769, Meeting ID: 837 8870 9513.

The public may also provide any comments by sending an email to planning@coralgables.com prior to the meeting.

Sincerely,

City of Coral Gables, Florida

MIAMI-DADE

**STATE OF FLORIDA
COUNTY OF MIAMI-DADE:**

Before the undersigned authority personally appeared ROSANA SALGADO, who on oath says that he or she is the LEGAL CLERK, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, of Miami-Dade County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

CITY OF CORAL GABLES - BOARD OF ADJUSTMENT -
PUBLIC HEARING - APR. 3, 2023

in the XXXX Court,
was published in a newspaper by print in the issues of Miami
Daily Business Review f/k/a Miami Review on

03/24/2023

Affiant further says that the newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.



Sworn to and subscribed before me this
24 day of MARCH, A.D. 2023



(SEAL)

ROSANA SALGADO personally known to me



**PUBLIC NOTICES & HEARINGS
BOARD OF ADJUSTMENT
NOTICE OF PUBLIC HEARING**

All interested parties are hereby notified that the Board of Adjustment of the City of Coral Gables, Florida, will conduct a Public Hearing for the purpose of hearing variance requests and taking action on such requests, reviewing and taking action on appeals from Administrative Officials, and other matters, as outlined in Section 14-104 of Ordinance No. 2021-07, as amended and known as the "Zoning Code" of the City of Coral Gables, Florida, to wit:

Case No. VARI-22-07-0003



Request: Variances for property at 24 Tahiti Beach Island Road

1. Variance to reduce the minimum side setback for a proposed garage to allow ten (10) feet where fifteen (15) feet is required, pursuant to Appendix A, Site Specific Zoning Regulations, Section A-23 Cocoplum Section 2 of the Coral Gables Zoning Code.
2. Variance to reduce the minimum side and rear setback for a proposed cabana, gazebo, and pool deck to allow ten (10) feet on the side where fifteen (15) feet is required, and twenty-two (22) feet on the rear where thirty-five (35) feet is required, pursuant to Appendix A, Site Specific Zoning Regulations, Section A-23 Cocoplum Section 2 of the Coral Gables Zoning Code.

Case No. VARI-23-03-0007

Request: Variances for property at 1200 S. Alhambra Circle


1. Variance to allow a swimming pool and pool deck to be located in the area between the street and the main residential building vs. no accessory building or structures may be located in the area between the street and the main residential building, as required by Sections 2-101.D.5(a) and 3-301.B, and 3-308 of the Coral Gables Zoning Code.
2. Variance to allow a swimming pool and pool deck to be visible in both the front and side street elevation vs. on corner lots, swimming pools may be located within an L of the building provided that such L is not visible in both the front and side street elevation, as required by Section 3-308.H of the Coral Gables Zoning Code.
3. Variance to reduce the side street setback for a swimming pool to ten (10) feet and pool deck to six (6) feet where thirty (30) feet is required, pursuant to Site Specifics Regulations, Section A-28-2.K of the Coral Gables Zoning Code.



Arcana Subdivision

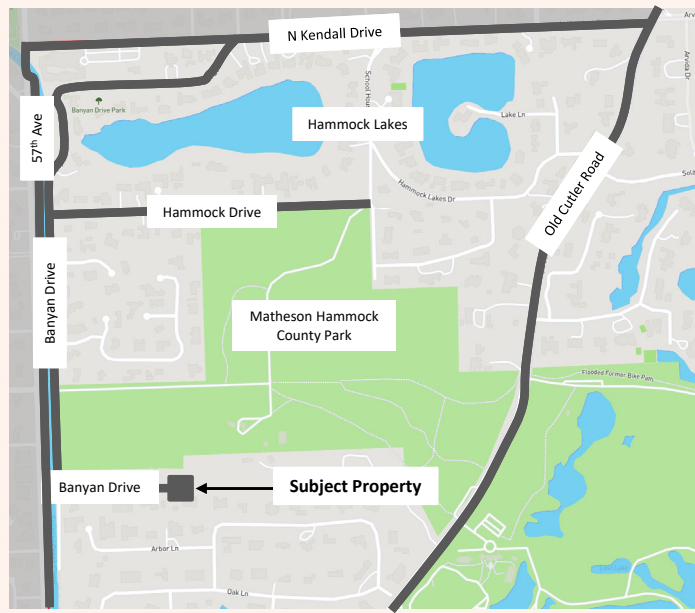
RIGHT-OF-WAY VACATION
&
TENTATIVE PLAT

PLANNING & ZONING BOARD
APRIL 4, 2023



1

LOCATION



2

2

5400 AND 5401 BANYAN TRAIL

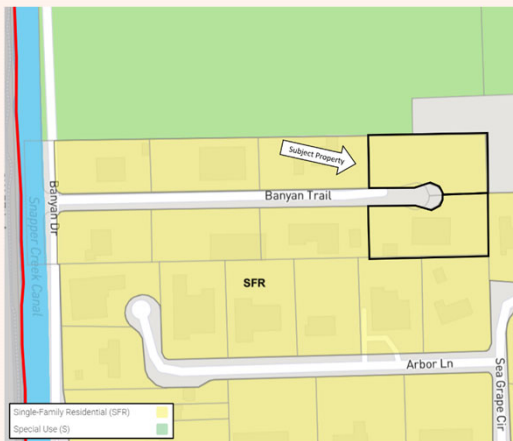


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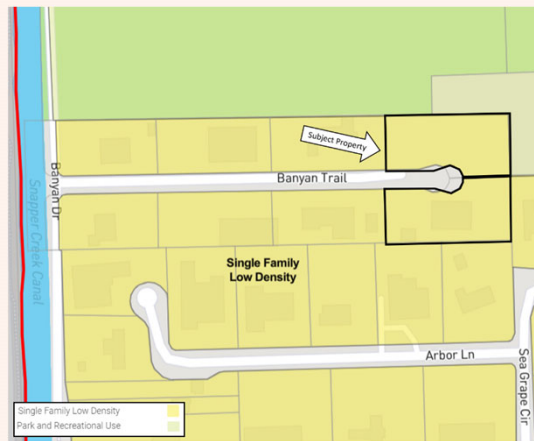
3

ZONING AND LAND USE MAPS

Zoning

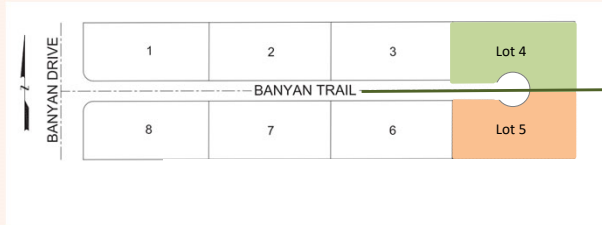


Future Land Use

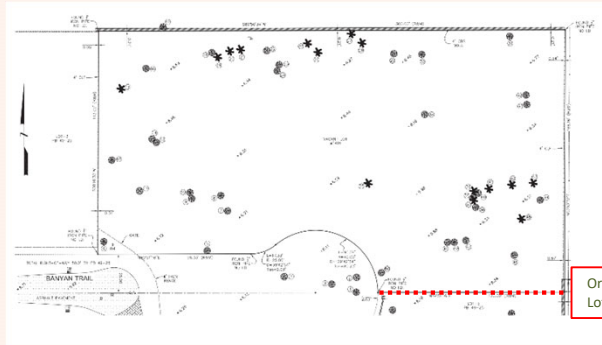


4

EXISTING CONDITIONS 5401 BANYAN TRAIL



Banyan Trail:
50' public right-of-way



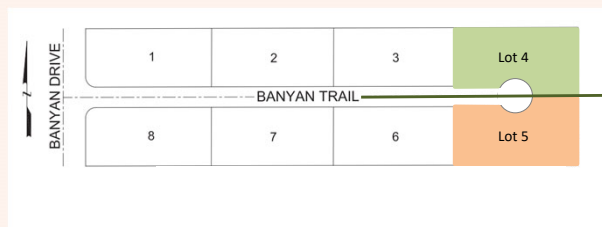
5401 Banyan Trail - Lot 4
+/- 1.05 Acres (45,738 sf)
Vacant

Original
Lot Line

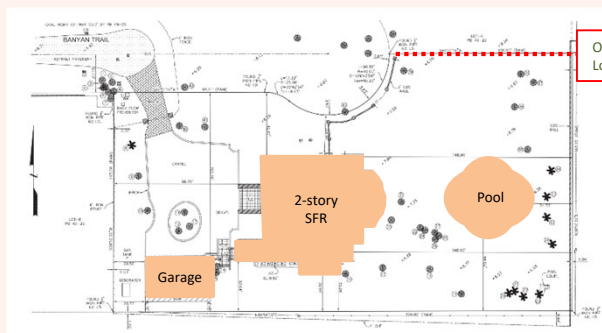
5

5

EXISTING CONDITIONS 5400 BANYAN TRAIL



Banyan Trail:
50' public right-of-way



Original
Lot Line

5400 Banyan Trail - Lot 5
+/- 1.05 Acres (45,738 sf)
Residence Ground Coverage:
4,463 sf (10.2%)

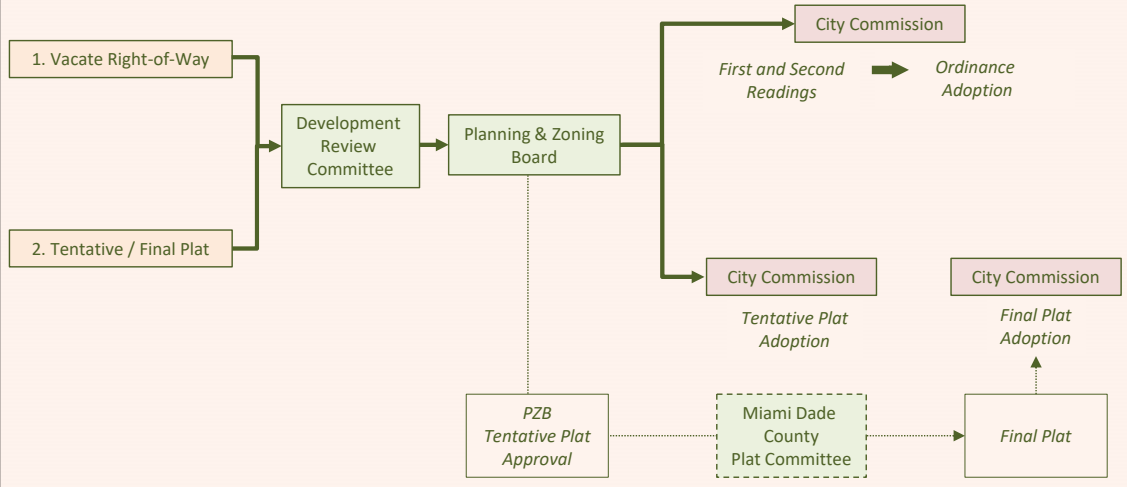
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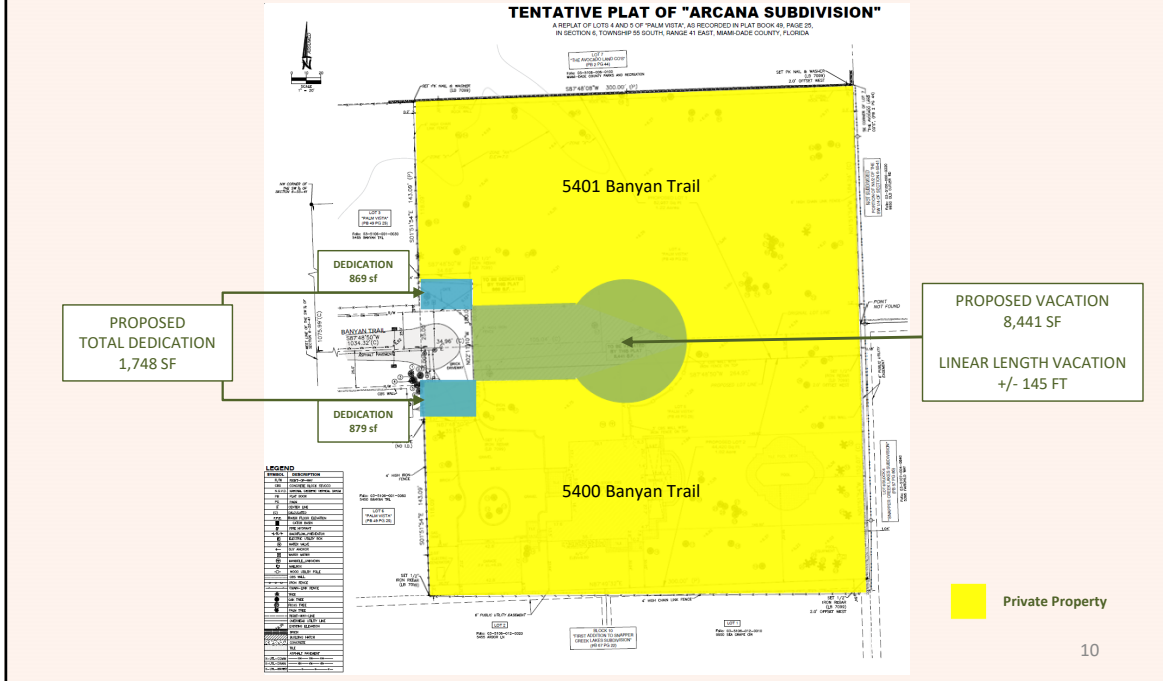
REQUEST #1:
RIGHT-OF-WAY VACATION

REQUEST #2:
TENTATIVE PLAT

REVIEW PROCESS

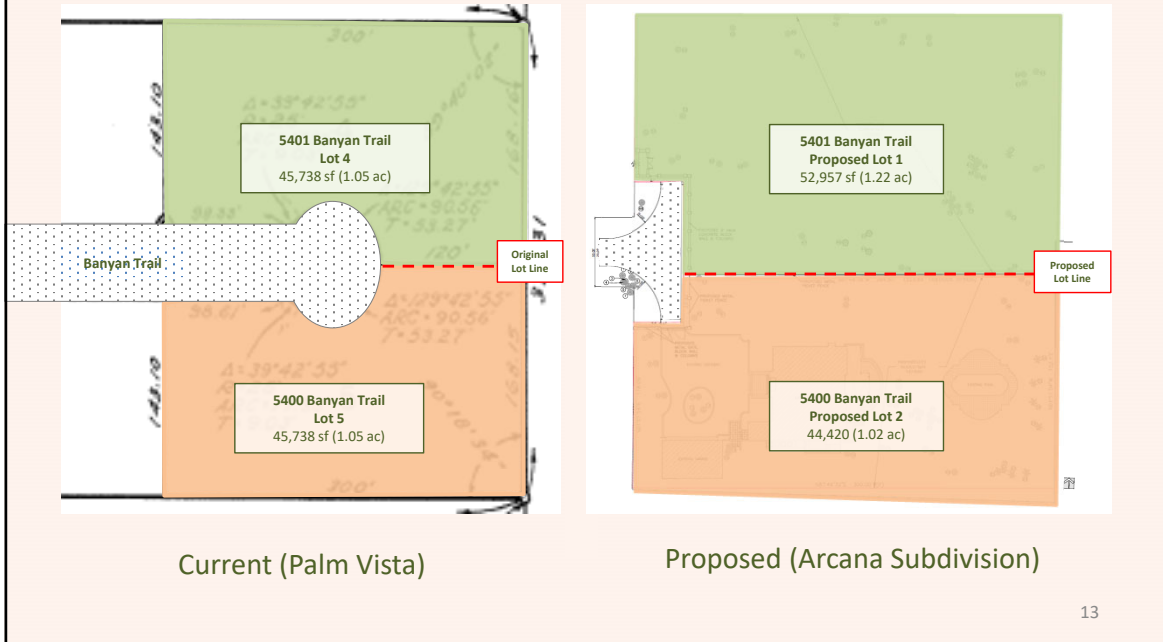


1. RIGHT-OF-WAY VACATION



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2. TENTATIVE PLAT



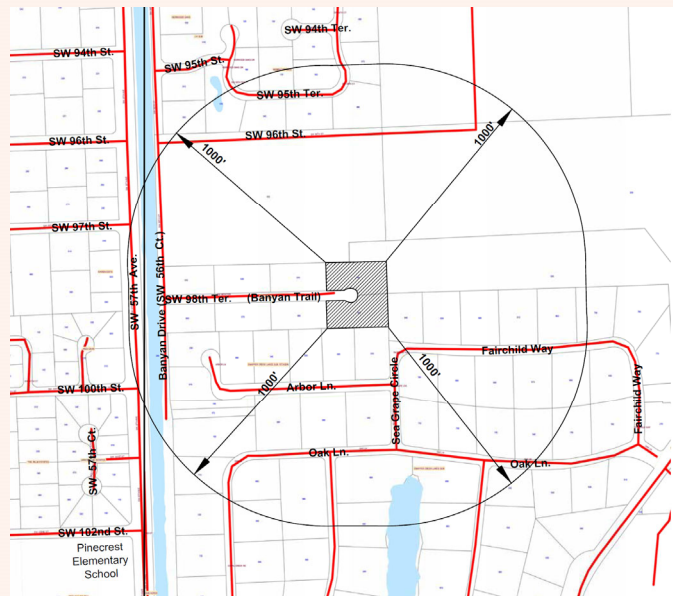
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REVIEW TIMELINE

1	DEVELOPMENT REVIEW COMMITTEE: 01.27.23
2	NEIGHBORHOOD MEETING: 02.13.23
3	PLANNING AND ZONING BOARD: 04.04.23

LETTERS TO PROPERTY OWNERS (1,000 FT)



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

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COMPREHENSIVE PLAN CONSISTENCY

STAFF’S DETERMINATION IS THAT THIS APPLICATION IS **CONSISTENT** WITH THE COMPREHENSIVE PLAN GOALS, OBJECTIVES AND POLICIES.

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STAFF RECOMMENDATIONS

STAFF RECOMMENDATION:

STAFF RECOMMENDS APPROVAL WITH CONDITIONS.

THE APPLICATION COMPLIES WITH THE FINDINGS OF FACT.

THE STANDARDS FOR APPROVAL ARE SATISFIED,
SUBJECT TO CONDITIONS OF APPROVAL.

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CONDITIONS OF APPROVAL

1. Relocate the **public utilities**, including the fire hydrant, and any communication infrastructure (e.g. Comcast) prior to the Final Plat approval by the City Commission;
2. Relocate the **backflow preventer** into private property prior to the Final Plat approval by the City Commission; and
3. **Costs of removal or relocation** of any and all utilities, including storm and sanitary sewers, installation of any required drainage facilities, removal of curbs or abandoned concrete approach and sidewalks and the paving and construction of the substitute alley described hereinabove shall be borne by the Applicant.

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Arcana Subdivision

RIGHT-OF-WAY VACATION
&
TENTATIVE PLAT

PLANNING & ZONING BOARD
APRIL 4, 2023

