



City of Coral Gables Planning and Zoning Staff Report

Property: 625 Almeria Avenue
Applicant: Global Rental E&P, LLC
Application: **Subdivision Review for a Tentative Plat**
Public Hearing: Planning and Zoning Board
Date & Time: April 12, 2018; 6:00 – 9:00 p.m.
Location: City Commission Chambers, City Hall,
405 Biltmore Way, Coral Gables, Florida 33134

1. APPLICATION REQUEST

Request is for tentative plat review for the property located at 625 Almeria Square, as follows:

A Resolution of the City Commission of Coral Gables, Florida approving the Final Plat entitled "Almeria Square" pursuant to Zoning Code Article 3, Division 9, "Platting/Subdivision", being a re-plat of an approximately 0.2754 acre (12,000 sq. ft) property into four (4) platted lots for four (4) residential townhouses on property assigned Multi-Family Special Area District (MFSA) zoning, on the property legally described as Lots 29 and 30, Block 13, Coral Gables Biltmore Section (625 Almeria Avenue), according to the plat thereof as recorded in Plat Book 20, page 28, of the public records of Miami Dade County, Florida providing for an effective date.

The proposed tentative plat requires public hearing review by the Planning and Zoning Board, prior to the preparation of the Final Plat which requires City Commission review at one (1) public hearing (Resolution format).

2. APPLICATION SUMMARY

Global Rental E&P, LLC, has submitted an application for Subdivision Review for a Tentative Plat for City of Coral Gables review and public hearing consideration. The application package submitted by the Applicant is provided as Attachment A.

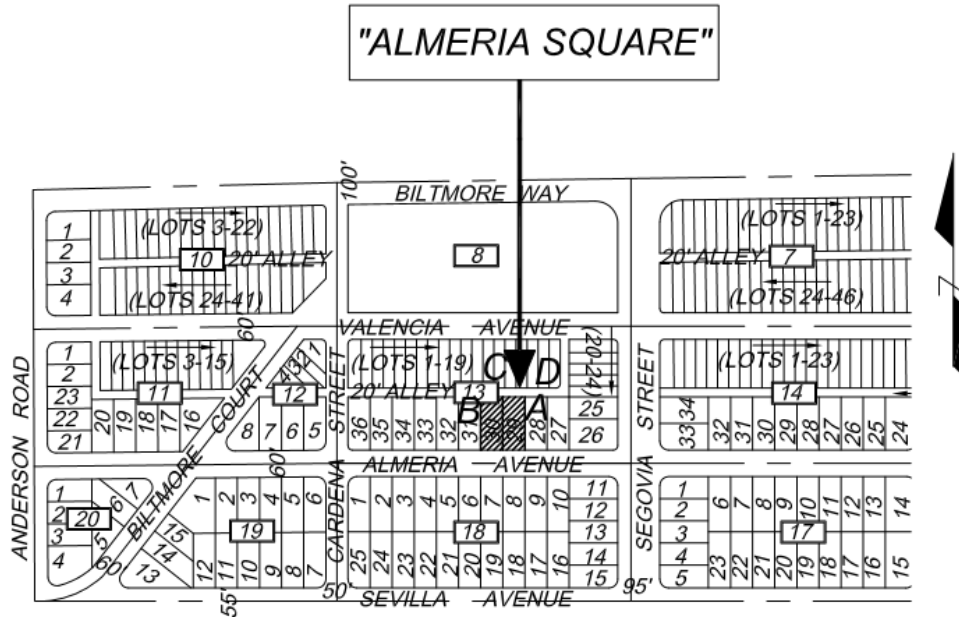
The request is to re-plat an existing 100' x 120.02' property consisting of two (2) platted lots into four (4) platted lots that are of equal width of the townhouses proposed to be constructed on the site. The purpose of the replat would be to allow the developer to sell the townhouses as fee simple rather than requiring the formation of a condominium for the townhouses. The orientation of the platted lots would remain facing towards Almeria Ave.

Proposed plans for the four (4) townhouses are not required to be submitted for review with the replat application. The Applicant has, for reference purposes only, included plans for the townhouses within the application package. The property currently contains one (2) two-story multi-family structure that would be demolished to allow for the construction of the townhouses.

The property is located on the north side of Almeria Ave in the middle of the block and is legally

described as Lots 29 and 30, Block 13, "Coral Gables Biltmore Section," according to the plat thereof as recorded in Plat Book 20, page 28, of the public records of Miami Dade County, Florida as shown in the following location map:

Location Map



Site Data and Surrounding Uses

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

Existing Property Designations

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

Surrounding Land Uses

Location	Existing Land Uses	FLUM Designations	Zoning Designations
North	4-story multi-family residential building	Residential Multi-Family Low-Density	Multi-Family Special Area District (MFSA)
South	1 story single family home	Residential Single Family Low-Density	Residential Single Family Low-Density (SFR)
East	3-story multi-family residential buildings	Residential Multi-Family Low-Density	Multi-Family Special Area District (MFSA)
West	2-story single-family residences	Residential Multi-Family Low-Density	Multi-Family Special Area District (MFSA)

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

following maps:

Existing Future Land Use Map

Existing Zoning Map

Future Land Use Map

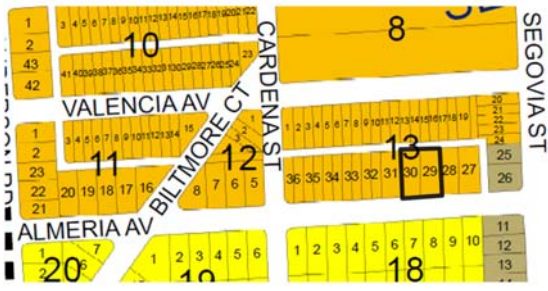
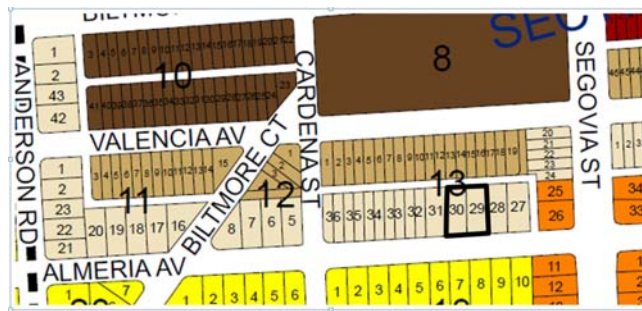
Zoning Map

Land Use Classifications

Residential Single-Family Low Density (8 Units/Acre)	Residential Multi-Family High Density (150 Feet; 60 Units/Acre)	University Campus	Conservation Areas
Residential Single-Family High Density (8 Units/Acre)	Commercial Low-Density Intensity (50 Feet; 3.0 F.A.R.)	University Campus Multi-Use Area	Public Buildings and Grounds
Residential Multi-Family Duplex Density (8 Units/Acre)	Commercial High-Density Intensity (70 Feet; 3.0 F.A.R.)	Education	Hospital
Residential Multi-Family Low Density (50 Feet; 20 Units/Acre)	Commercial High-Density Intensity (150 Feet; 3.0 F.A.R.)	Parks and Recreation	Religious/Institutional
Residential Multi-Family Medium Density (70 Feet; 40 Units/Acre)	Industrial	Open Space	Community Services and Facilities

Zoning Districts

(SFR) Single-Family Residential District	(S) Special Use District	(DO) Downtown Overlay District
(MF1) Multi-Family 1 Duplex District	(P) Preservation District	(CL) Commercial Limited District
(MF2) Multi-Family 2 District	(C) Commercial District	(CBD) Central Business District
(MFS) Multi-Family Special Area District	(UCD) University Campus District	(I) Industrial District



Residential Multi-Family Low Density (50 Feet; 20 Units/Acre)

(MFS) Multi-Family Special Area District

Aerial

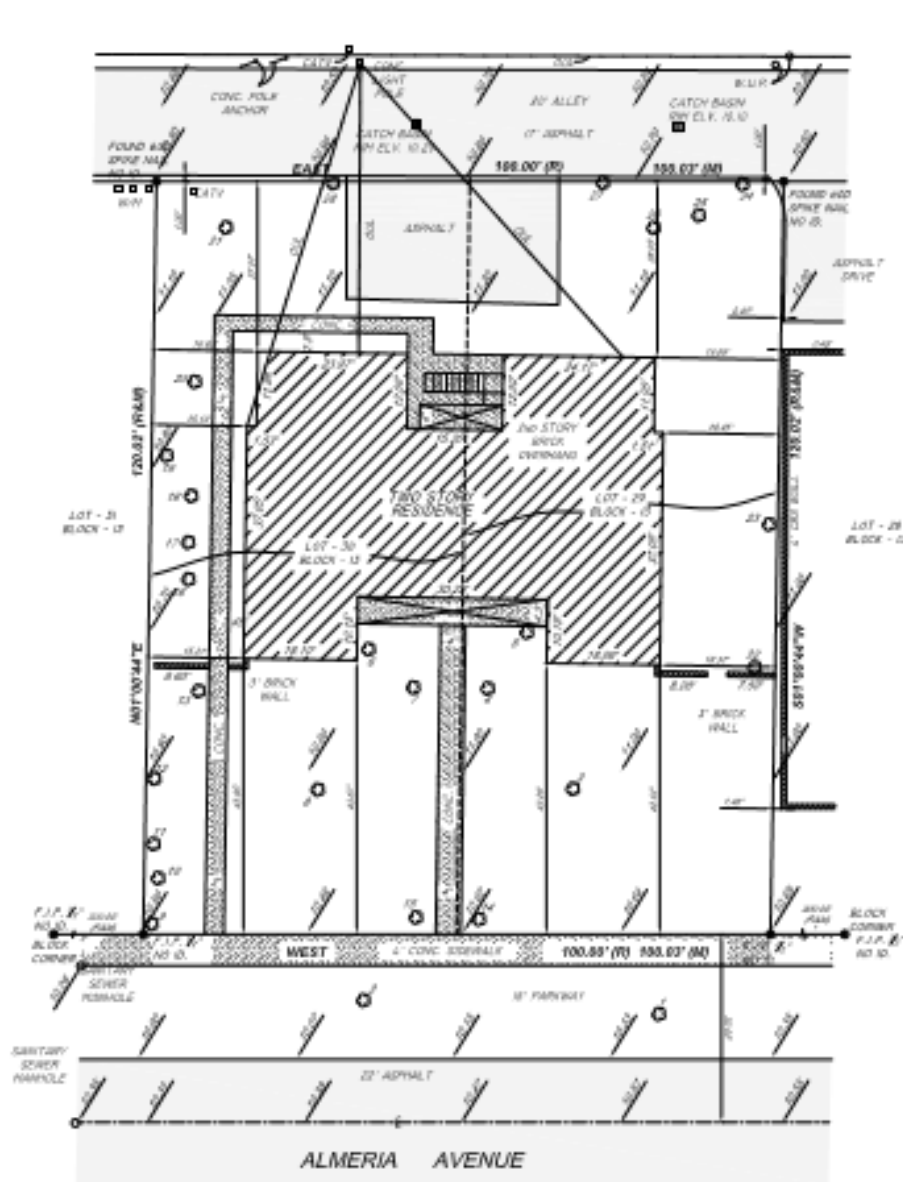


City Review Timeline

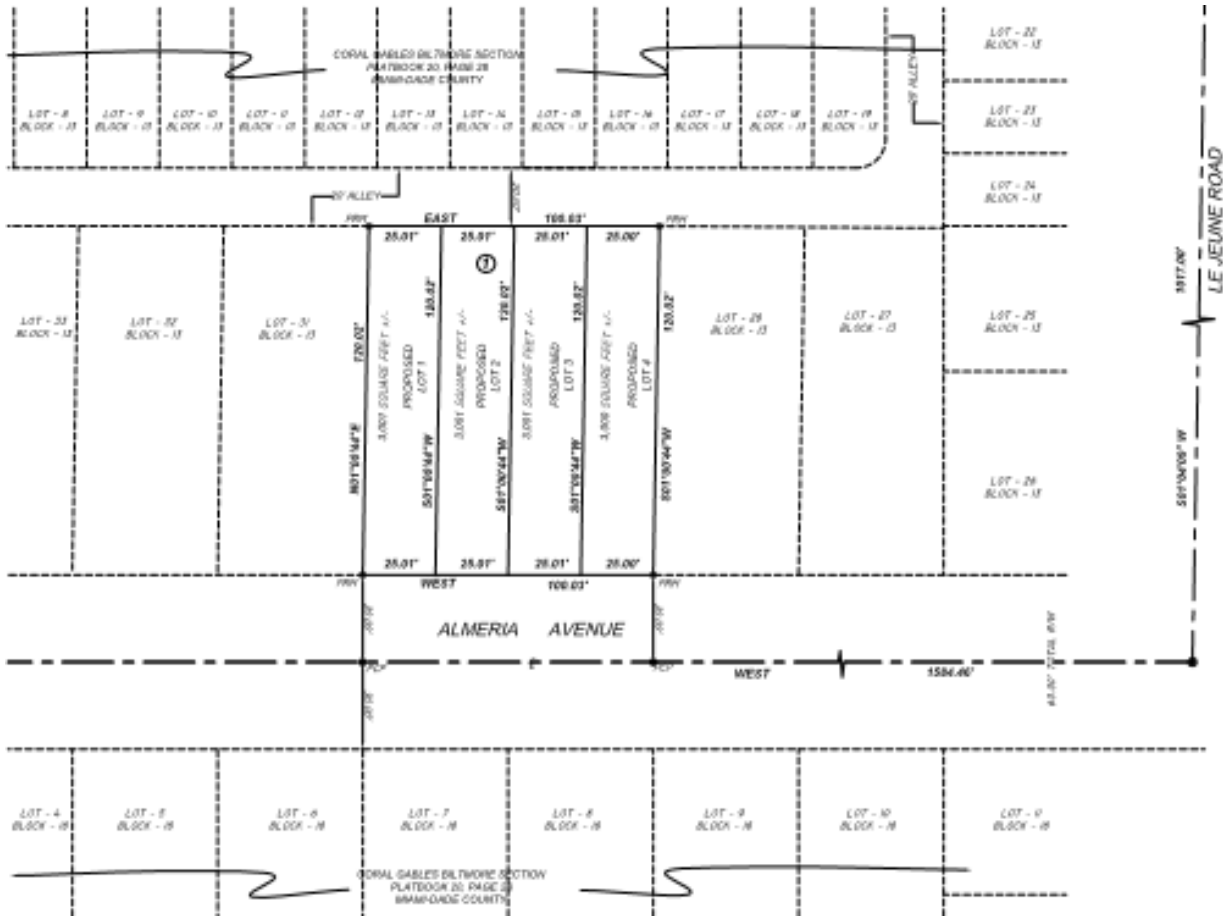
The submitted application has undergone the following City reviews:

Type of Review	Date
Development Review Committee	07.24.15
Board of Architects - Final Design Approval	01.19.17
Historic Preservation Board	N/A
Planning and Zoning Board	04.12.18
City Commission (Resolution)	TBD

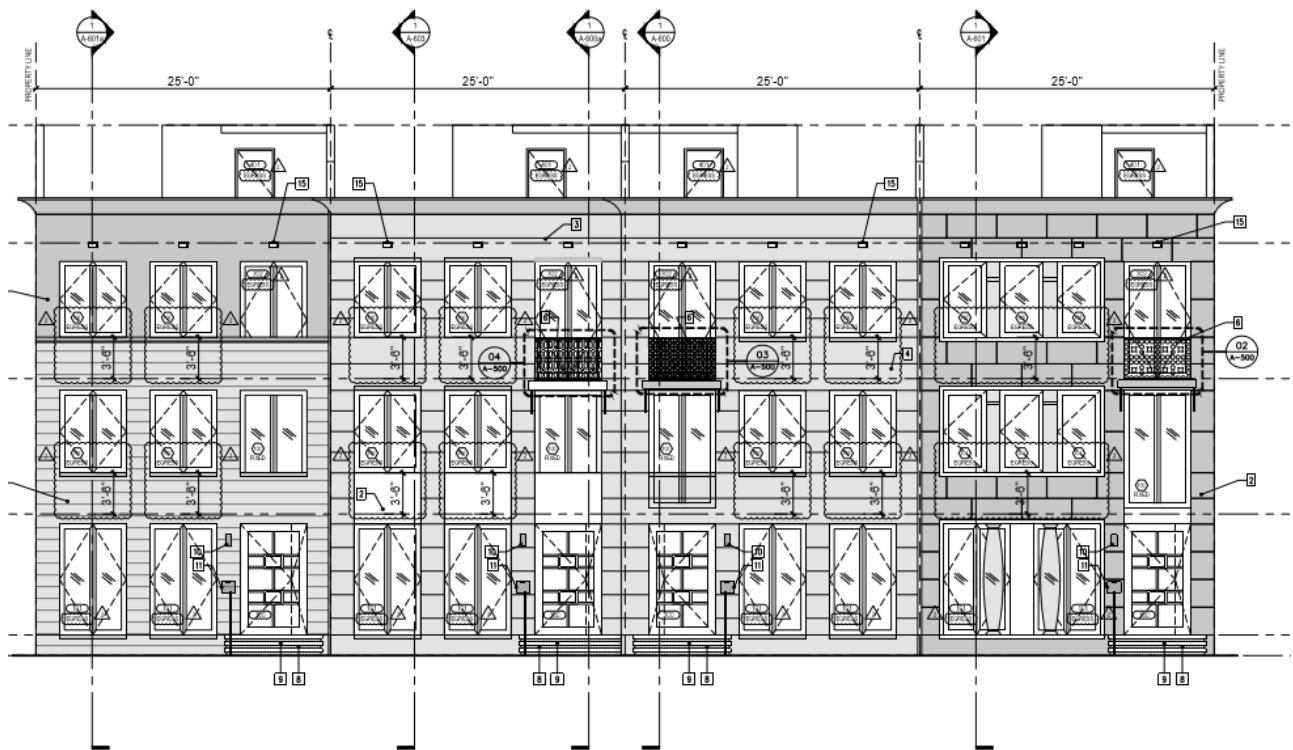
Existing Plat



Proposed Tentative Plat



Elevations of Proposed Townhouses



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.

Findings of Fact - Tentative Plat Review

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

Proposed Zoning Plan

The tentative plat entitled "Almeria Square" proposes re-platting the two (2) platted lots into four (4) platted lots that are of equal width of the townhouses proposed to be constructed on the site. The property's zoning designation would not change as a result of this re-plat and all platted lots would remain zoned as Multi-Family Special Area District (MFSA). The townhomes proposed to be constructed on the property would be required to meet all requirements and provisions specified in the Zoning.

Other Reviews

As required by Code, comments were solicited from affected utility companies regarding the tentative plat. No objections were received from Florida Power and Light Company, Miami-Dade Water and Sewer Department, AT&T, Florida City Gas or Comcast concerning this re-plat. Copies of each of the utility companies' review letters are included in the application package provided as Attachment A.

City Staff Review

This tentative plat was submitted for review to the Development Review Committee (DRC) and distributed to City Departments as required in Zoning Code Section 3-902. The Zoning Code requires review and comments be provided by the Public Works Department with Staff's report and recommendation. In a memorandum dated February 26, 2018, the Public Works Department stated the Department does not object to the proposed tentative plat and provides comments stating required letters have been received from utility companies, that review is required by the Public Works Department and Miami-Dade County prior to final plat consideration by the City Commission, and to include the dedicated easement in the plat (see Attachment B).

(ATT, Florida City Gas, Comcast, Teleport Communications America, ATT Corp, Sprint, Miami Dade County, FPL)

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

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

Consistent CP Goals & Objectives and Policies are as follows:

Ref. No.	CP Goal, Objective and Policy	Staff Review
1.	Goal FLU-1. Protect, strengthen, and enhance the City of Coral Gables as a vibrant community ensuring that its neighborhoods, business opportunities, shopping, employment centers, cultural activities, historic value, desirable housing, open spaces, and natural resources make the City a very desirable place to work, live and play.	Complies
2.	Objective FLU-1.2. Efforts shall continue to be made to control blighting influences, and redevelopment shall continue to be encouraged in areas experiencing deterioration.	Complies
3.	Policy FLU-1.3.2. All development applications in residential neighborhoods shall continue to be reviewed by applicable boards and committees to ensure the protection from intrusion by incompatible uses that would disrupt or degrade the health, safety, tranquility, aesthetics and welfare of the neighborhood by noise, light, glare, odor, vibration, dust, hazardous materials or traffic. The City will continue to enforce the adopted restrictive design standards; historic preservation policies and the applicable performance standards of the Commercial Limited designation in the Zoning Code.	Complies
4.	Objective FLU-1.11. Maintain a pattern of overall low density residential use with limited medium and high density residential uses in appropriate areas to preserve the low intensity and high quality character of the residential neighborhoods.	Complies
5.	Policy FLU-1.11.1. Maintain and enforce effective development and maintenance regulations through site plan review, code enforcement, and design review boards and committees.	Complies
6.	Objective FLU-1.13. The City shall enforce the recently adopted Zoning Code which creates, preserves and maintains scenic vistas in keeping with the classic traditions as embodied in the original city plan.	Complies
7.	Objective FLU-1.14. The City shall enforce Zoning Code provisions which continue to preserve and improve the character of neighborhoods.	Complies
8.	Goal FLU-3. The City as a part of its development review process shall engage public/community participation and collaboration to provide for a transparent development review process.	Complies
9.	Objective FLU-3.1. The City shall continue its efforts to notify stakeholders, residents, property owners and neighborhood associations of pending development reviews to provide transparency within the development process.	Complies
10.	Objective DES-1.1. Preserve and promote high quality, creative design and site planning that is compatible with the City's architectural heritage, surrounding development, public spaces and open spaces.	Complies

Ref. No.	CP Goal, Objective and Policy	Staff Review
11.	Policy DES-1.1.1. Promote and support George Merrick’s vision consistent with the established historic and cultural fabric of the City.	Complies
12.	Policy DES-1.1.5. Promote the development of property that achieves unified civic design and proper relationship between the uses of land both within zoning districts and surrounding districts, by regulating, limiting and determining the location, height, density, bulk and massing, access to light and air, area of yards, open space, vegetation and use of buildings, signs and other structures.	Complies
13.	Policy DES-1.1.6. Maintain the character of the residential and nonresidential districts, and their peculiar suitability for particular uses.	Complies
14.	Policy DES-1.1.7. Preserve residential properties to assure that future development will be in conformity with the foregoing distinctive character, with respect to type, intensity, design and appearance.	Complies

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

4. PUBLIC NOTIFICATION

The Zoning Code requires that a courtesy notification be provided to all property owners within 1,000 feet of the subject property. The notice lists the type of applications filed, proposed public hearing dates/time and location where the application files can be reviewed. The notice also provides for an opportunity to submit comments on pending applications. There were 1038 notices mailed to surrounding property owners. A Copy of the legal advertisement and courtesy notice are provided as Attachments C and D.

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

Public Notice

Type	Date
Public information meeting	03.28.2018
Courtesy notification - 1,000 feet of the property	03.02.2018 & 03.30.18
Posting of property	03.02.2018 & 03.30.18
Legal advertisement	03.02.2018 & 03.30.18
Posted agenda on City web page/City Hall	03.02.2018 & 03.30.18
Posted Staff report on City web page	04.06.2018

Courtesy Notification Radius Map



5. STAFF RECOMMENDATION

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

6. ATTACHMENTS

- A. Applicant's submittal package.
- B. 02.26.18 Public Works Department memorandum.
- C. 03.30.18 Legal advertisement published.
- D. 03.30.18 Courtesy notice mailed to all property owners within 1,000 feet.
- E. 04.14.18 PowerPoint Presentation.

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

Respectfully submitted,

Ramon Trias
Assistant Director of Development Services
for Planning and Zoning
City of Coral Gables, Florida

CITY OF CORAL GABLES

- MEMORANDUM -

TO: JENNIFER GARCIA
CITY PLANNER

DATE: FEBRUARY 26th, 2018

FROM: ED SANTAMARIA, P.E., CGC, LEED, ENV SP
PUBLIC WORKS DIRECTOR

SUBJECT: TENTATIVE PLAT
"625 ALMERIA AVE"

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

1. The City of Coral Gables Public Works Department does not object to the re-platting of the subject property. The Department's Surveyor review revealed that the submitted plans as well as the field work are according to the minimum technical standards set forth by the Florida Board of Land Surveyors.
2. Letters have been submitted from utility companies as required stating that the utility companies have no objection to the proposed tentative plat
3. The proposed tentative plat shall be required to be submitted and reviewed by the Public Works Department and Miami-Dade County prior to consideration as final plat by the City Commission.
4. The plat shall include the dedicated easement as described in Section 2 of ordinance number 2833.

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

cc: Ramon Trias, Planning and Zoning Director

Jessica Keller, Assistant Public Works Director

Yamilet Senespleda PE, PTOE, City's Traffic Engineer

Lina Hickman, Civil Engineer

Juan Martinez, PSM, Surveyor

CITY OF CORAL GABLES, FLORIDA

ORDINANCE NO. 2833

AN ORDINANCE VACATING A PORTION OF ALLEY RUNNING NORTH/SOUTH AND LYING BETWEEN LOT 19 AND THE WESTERN BOUNDARY LINES OF LOTS 20 THROUGH 23, INCLUSIVE, ALL IN BLOCK 13, BILTMORE SECTION (VALENCIA AVENUE AND SEGOVIA STREET), CORAL GABLES, FLORIDA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 20 AT PAGE 28 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA; PROVIDING FOR SUBSTITUTE EASEMENT FOR ALLEY PURPOSES; SETTING FORTH TERMS AND CONDITIONS; AND REPEALING ALL ORDINANCES INCONSISTENT OR IN CONFLICT HEREWITH.

WHEREAS, the purpose of this ordinance is to vacate a portion of alley running north/south, lying in Block 13, Biltmore Section, more particularly described hereinafter in Section 1, to provide for substitute easement for public alley purposes as described in Section 2, and

WHEREAS, THE Street and Alley Vacation Committee at a meeting held on November 29, 1988, recommended the vacation of such alley, and

WHEREAS, the City Commission held a public hearing on January 24, 1989, to consider the vacation of said alley at which hearing all interested persons were afforded the opportunity to be heard, and

WHEREAS, it is felt that the vacation of said alley and the provision of the substitute easement are in the interest of public health, safety, order, convenience, comfort, prosperity and general welfare,

NOW, THEREFORE, BE IT ORDAINED BY THE COMMISSION OF THE CITY OF CORAL GABLES:

SECTION 1. That a portion of the alley running north/south and lying between Lot 19 and the western boundary lines of Lots 20 through 23, inclusive, all in Block 13, Biltmore Section (Valencia Avenue and Segovia Street), Coral Gables, Florida, shall be and it is hereby vacated, abandoned and discontinued for the purpose for which it was dedicated to public use subject to the terms and conditions as hereinafter set forth.

SECTION 2. That the owner of record, by proper instrument, shall grant an easement to the City of Coral Gables and any and all applicable utility companies for substitute alley purposes to be used for utility purposes including storm and sanitary sewers and for use as a passageway for City vehicles and the general public. Said easement being legally described as follows:

The western 20' of Lots 24, 25 and 26, less the northern 5' of the western 20' of Lot 24, less the external area formed by the arc of a curve having a radius of 10 feet, concave to the Southwest, tangent to a line that is parallel to and 5' South of, as measured at right angles to, the North boundary of said Lot 24, and tangent to a line that is parallel to and 20' East of, as measured at right angles to, the West boundary of said Lot 24, all in Block 13, Biltmore Section, Coral Gables, Dade County, Florida.

SECTION 3. That the easement described hereinabove in Section 2 shall be constructed in accordance with the specifications of the Public Works Department of the City and the plans for such construction shall be submitted to and shall be subject to approval by the Public Works Department. The permits and inspections for such construction shall be handled in the same manner as the paving for streets and alleys.

SECTION 4. That the City of Coral Gables shall have the right to exercise the same control over the easement described hereinabove in Section 2 as if the same were a dedicated alley and the acceptance and approval of such easement shall in no way relieve the applicant from complying with any and all regulations pertaining to alleys including but not limited to the building, zoning and other applicable regulations.

SECTION 5. That the easement described hereinabove in Section 2 shall at all times be kept free and clear of any and all encroachments and obstructions, including but not limited to, motor vehicles, trucks, trailers, debris, stoops, waste containers, and the like, and the City shall have the authority to monitor and enforce the same.

SECTION 6. That a vertical clearance extending the full length and width of the easement shall be provided above the easement described hereinabove in Section 2.

SECTION 7. When and if required by the Public Works DEpartment, the easement described hereinabove in Section 2 shall be provided with lighting fixtures which will provide an average level of illumination of two (2) footcandles of lighting over all of the area of the easement but at no point shall there be less than one (1) footcandle of light. The cost of installing and maintaining the lighting fixtures and lights shall be borned by the applicant. Should the applicant fail to maintain the lighting system to the level of proper illumination and should the applicant fail to correct such deficiency within a period of thirty (30) days upon notification by the City, then the City Manager shall proceed to have such condition remedied and the cost thereof shall be a lien against the property to the same extent and character as are the liens for special assessments or improvements and with the same penalties and with the same rights of collection, foreclosure, sale and forfeiture as obtained in the case of liens for special improvements.

SECTION 8. That the owner shall be held responsible for the maintenance and repair of the easement described hereinabove in Section 2 and should the Public Works Department, upon inspection, determine that the easement is in disrepair, it shall notify the owner and if the owner fails to repair said easement within a period of thirty (30) days, then the City Manager shall proceed to have such condition remedied and the cost thereof shall be a lien against the property to the same extent and character as re the liens for special assessments or improvements and with the same penalties and with the same rights of collection, foreclosure, sale and forfeiture as obtained in the case of liens for special improvements.

SECTION 9. That the costs of removal and/or relocation of any and all utilities, including storm and sanitary sewers, installation of any required drainage facilities, removal of curbs or abandoned concrete approaches and sidewalks and the paving and construction of the substitute easement herinabove described shall be borned by the applicant, whose action necessitates such expense.

SECTION 10. That the use of the vacated property shall be limited to the same uses as to which the adjacent properties are zoned.

SECTION 11. That the reversionary rights to the portion of the ally. vacated shall revert to the owners abutting on each side of the vacated alley.

SECTION 12. That the vacation of the alley shall not become effective until such time as all the existing buildings adjacent to the vacated alley have been removed and the substitute easement is conveyed and the permits and approvals required for the associated project are granted.

SECTION 13. That this ordinance shall become void if said aprovals and permits lapse prior to the commencement of construction.

SECTION 14. That all ordinances or parts of ordinances inconsistent or inconflict herewith shall be and they are hereby repealed insofar as there is conflict or inconsistency.

PASSED AND ADOPTED THIS SEVENTH DAY OF MARCH, A. D., 1989

APPROVED:

GEORGE M. CORRIGAN
MAYOR

ATTEST:

VIRGINIA L. PAUL
CITY CLERK

MIAMI DAILY BUSINESS REVIEW

Published Daily except Saturday, Sunday and
Legal Holidays
Miami, Miami-Dade County, Florida

STATE OF FLORIDA
COUNTY OF MIAMI-DADE:

Before the undersigned authority personally appeared JOHANA OLIVA, 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, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Miami in Miami-Dade County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

NOTICE OF PUBLIC HEARING
CITY OF CORAL GABLES - LOCAL PLANNING AGENCY /
PLANNING AND ZONING BOARD - APR 12, 2018

in the XXXX Court,
was published in said newspaper in the issues of
03/30/2018

Affiant further says that the said Miami Daily Business Review is a newspaper published at Miami, in said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Miami-Dade County, Florida each day (except Saturday, Sunday and Legal Holidays) and has been entered as second class mail matter at the post office in Miami in said Miami-Dade County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

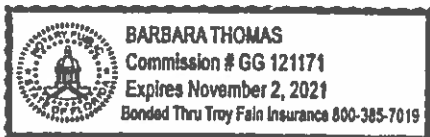
Johana Oliva

Sworn to and subscribed before me this
30 day of MARCH, A.D 2018

Barbara Thomas

(SEAL)

JOHANA OLIVA personally known to me



**CITY OF CORAL GABLES, FLORIDA
NOTICE OF PUBLIC HEARING**

City Public Hearing Local Planning Agency / Planning and Zoning Board
Dates/Times Thursday, April 12, 2018, 6:00 – 9:00 p.m.
Location City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida, 33134

PUBLIC NOTICE is hereby given that the City of Coral Gables, Florida, Local Planning Agency (LPA)/ Planning and Zoning Board (PZB) will conduct Public Hearings on the following:

1. A Resolution of the City Commission of Coral Gables, Florida granting conditional use approval pursuant to Zoning Code Article 3, "Development Review," Division 4, "Conditional Uses," for medical use on property zoned Commercial Limited District legally described as the Lots 8 & 9, 1 thru 5, 42 thru 50 & West 1/2 of Lot 41, Block 22, Coral Gables Flagler Street Section (3737 W 8th Street & 36 Oviedo Avenue), Coral Gables, Florida, including required conditions, providing for a repealer provision, providing for a severability clause, and providing for an effective date.
2. A Resolution of the City Commission of Coral Gables, Florida approving the Final Plat entitled "Almeria Square" pursuant to Zoning Code Article 3, Division 9, "Platting/Subdivision," being a re-plat of an approximately 0.2754 acre (12,000 sq. ft) property into four (4) platted lots for four (4) residential townhouses on property assigned Multi-Family Special Area District (MFSA) zoning, on the property legally described as Lots 29 and 30, Block 13, Coral Gables Biltmore Section (625 Almeria Avenue), according to the plat thereof as recorded in Plat Book 20, page 28, of the public records of Miami Dade County, Florida providing for an effective date.

The following items are related:

3. An Ordinance of the City Commission of Coral Gables, Florida requesting an amendment to the Future Land Use Map of the City of Coral Gables Comprehensive Plan pursuant to Zoning Code Article 3, "Development Review," Division 15, "Comprehensive Plan Text and Map Amendments," and Comprehensive Plan amendment procedures (ss. 163.3184, Florida Statutes), from "Residential Single-Family Low Density" to "Conservation Areas" for the property legally described as all of Tract 1, Avocado Land Company Subdivision, Coral Gables, Florida; and, providing for severability, repealer and an effective date.
4. An Ordinance of the City Commission of Coral Gables, Florida requesting a change of zoning pursuant to Zoning Code Article 3, "Development Review," Division 14, "Zoning Code Text and Map Amendments," from Single-Family Residential District (SFR) to Preservation (P) for the property legally described as all of Tract 1, Avocado Land Company Subdivision, Coral Gables, Florida; and providing for severability, repealer and an effective date.

All interested parties are invited to attend and participate. Upon recommendation by the Board, the applications will be scheduled for City Commission consideration. Please visit the City webpage at www.coralgables.com to view information concerning the applications. The complete applications are on file and available for examination during business hours at the Planning and Zoning Division, 427 Biltmore Way, Suite 201, Coral Gables, Florida, 33134. Questions and written comments can be directed to the Planning and Zoning Division at planning@coralgables.com (FAX: 305.460.5327) or 305.460.5211.

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

Any person, who acts as a lobbyist pursuant to the City of Coral Gables Ordinance No. 2006-11, as amended, must register with the City Clerk prior to engaging in lobbying activities before City Staff, Boards, Committees or City Commission. A copy of the Ordinance is available in the Office of the City Clerk, City Hall. If a person decides to appeal any decision made by a Board, Committee or City Commission with respect to any matter considered at a meeting or hearing, that person will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based (F.S. 286.0105). Any meeting may be opened and continued and, under certain circumstances, additional legal notice will not be provided. Any person requiring special accommodations in order to attend or participate in the meeting should contact the City's ADA Coordinator, Raquel Elejabarrieta (Email: relejabarrieta@coralgables.com), Telephone: 305-722-8686, TTY/TDD: 305-442-1600, at least three (3) working days prior to the meeting. All meetings are telecast live on Coral Gables TV Channel 77.

18-93/0000307911M

3/30



City of Coral Gables Courtesy Public Hearing Notice

March 30, 2018



Applicant:	Global Rental E&P, LLC
Application:	Subdivision Review for a Tentative Plat
Property:	625 Almeria Avenue, Coral Gables
Public Hearing - Date/Time/ Location:	Planning and Zoning Board April 12, 2018, 6:00 – 9:00 p.m. City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida, 33134

PUBLIC NOTICE is hereby given that the City of Coral Gables, Florida, Planning and Zoning Board (PZB) will conduct a Public Hearing on April 12, 2018 on the following applications at the Coral Gables City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida.

“Resolution of the City Commission of Coral Gables, Florida approving the Final Plat entitled “Almeria Square” pursuant to Zoning Code Article 3, Division 9, “Platting/Subdivision,” being a re-plat of an approximately 0.2754 acre (12,000 sq. ft) property into four (4) platted lots for four (4) residential townhouses on property assigned Multi-Family Special Area District (MFSA) zoning, on the property legally described as Lots 29 and 30, Block 13, Coral Gables Biltmore Section (625 Almeria Avenue), according to the plat thereof as recorded in Plat Book 20, page 28, of the public records of Miami Dade County, Florida providing for an effective date.”


This application has been submitted by Jorge Navarro of Greenberg Traurig on behalf of Global Rental E & P, LLC to re-plat the property located at 625 Almeria Avenue. The property currently contains two (2) platted lots and the applicant is proposing to re-plat the property to consist of four (4) platted lots, to construct four (4) fee simple townhouses.

The proposed tentative plat requires public hearing review by the Planning and Zoning Board, prior to the preparation of the Final Plat which requires City Commission review at one (1) public hearing.

All interested parties are invited to attend and participate. Please visit the City webpage at www.coralgables.com to view information concerning the application. The complete application is on file and available for examination during business hours at the Planning Division, 427 Biltmore Way, Suite 201, Coral Gables, Florida, 33134. Questions and written comments regarding the application can be directed to the Planning and Zoning Division at planning@coralgables.com, Fax: 305.460.5327 or Phone: 305.460.5211. Please forward to other interested parties.

Sincerely,

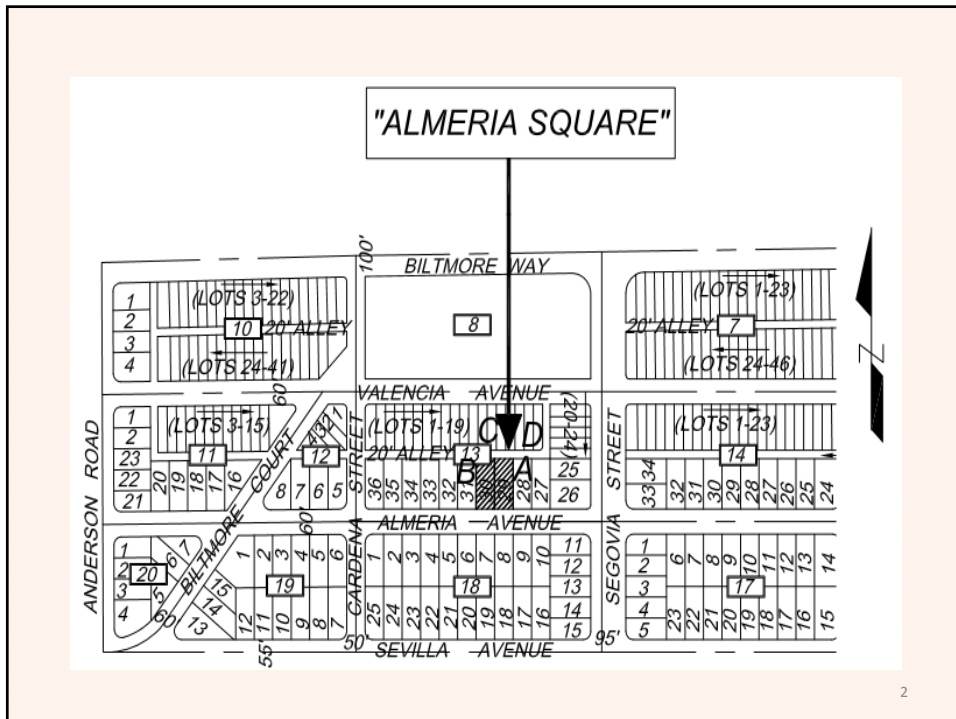

City of Coral Gables, Florida

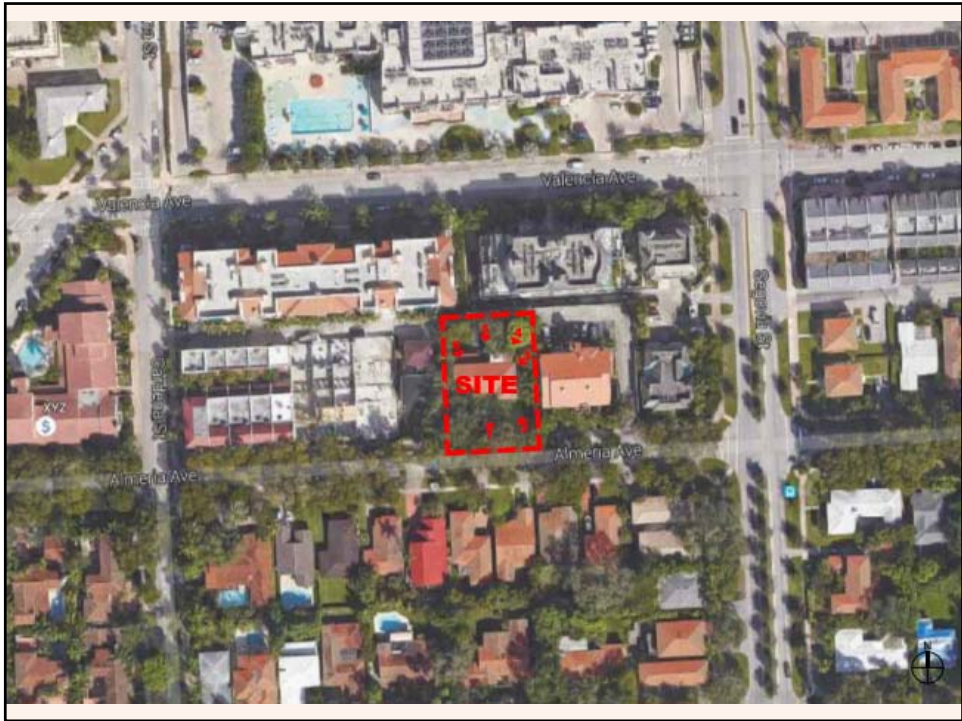


Almeria Square

SUBDIVISION REVIEW FOR
A TENTATIVE PLAT

PLANNING AND ZONING BOARD
APRIL 12, 2018





1. Front 1



2. Front 2



4. Rear 1



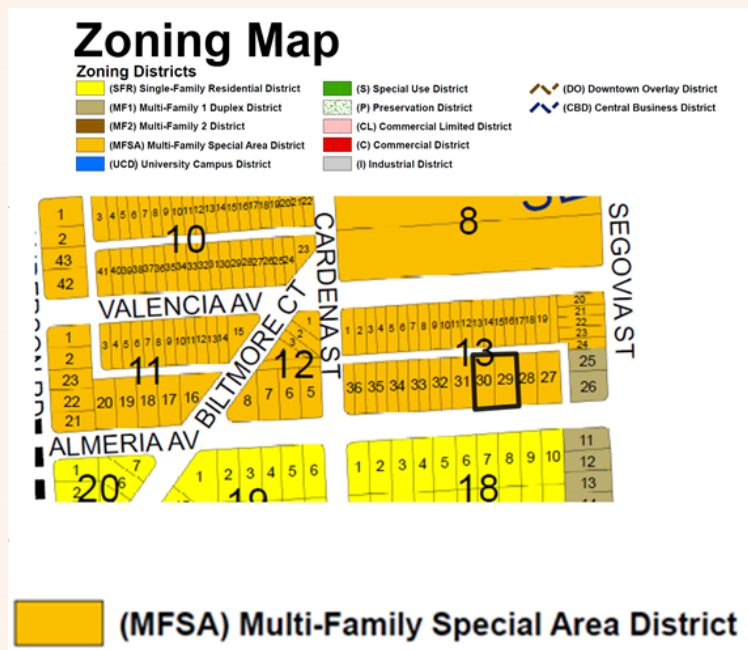
5. Rear 2

REQUEST: TENTATIVE PLAT REVIEW

Replat an existing 100' x 120.02' property consisting of two (2) platted lots into four (4) platted lots that are of equal width of the townhouses proposed to be constructed on the site.

5

EXISTING ZONING MAP

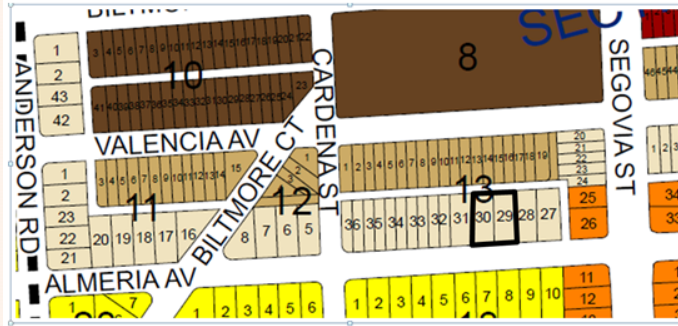


6

EXISTING LAND USE MAP

Future Land Use Map

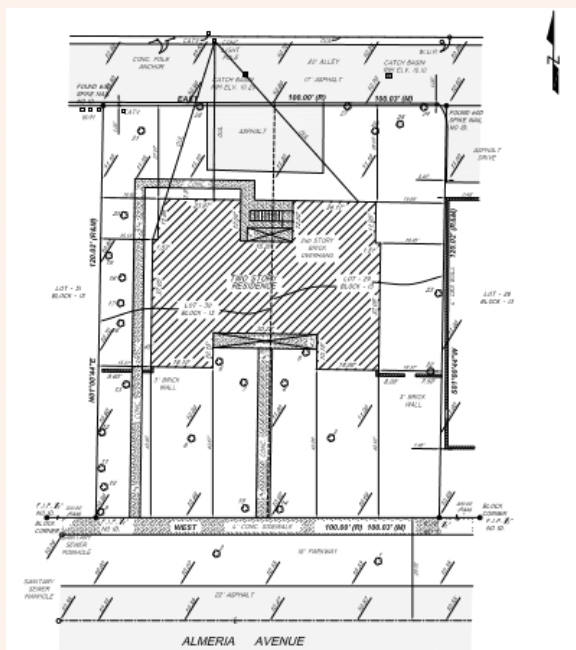
- Land Use Classifications**
- Residential Single-Family Low Density (6 Units/Acre)
 - Residential Single-Family High Density (8 Units/Acre)
 - Residential Multi-Family Duplex Density (9 Units/Acre)
 - Residential Multi-Family Low Density (50 Feet; 20 Units/Acre)
 - Residential Multi-Family Medium Density (75 Feet; 40 Units/Acre)
 - Residential Multi-Family High Density (150 Feet; 60 Units/Acre)
 - Commercial Low-Rise Intensity (50 Feet; 3.0 F.A.R.)
 - Commercial Medium-Rise Intensity (70 Feet; 3.0 F.A.R.)
 - Commercial High-Rise Intensity (150 Feet; 3.0 F.A.R.)
 - Industrial
 - University Campus
 - University Campus Multi-Use Area
 - Education
 - Parks and Recreation
 - Open Space
 - (CBD) Central Business District
 - Conservation Areas
 - Public Buildings and Grounds
 - Hospital
 - Religious/Institutional
 - Community Services and Facilities



Residential Multi-Family Low Density (50 Feet; 20 Units/Acre)

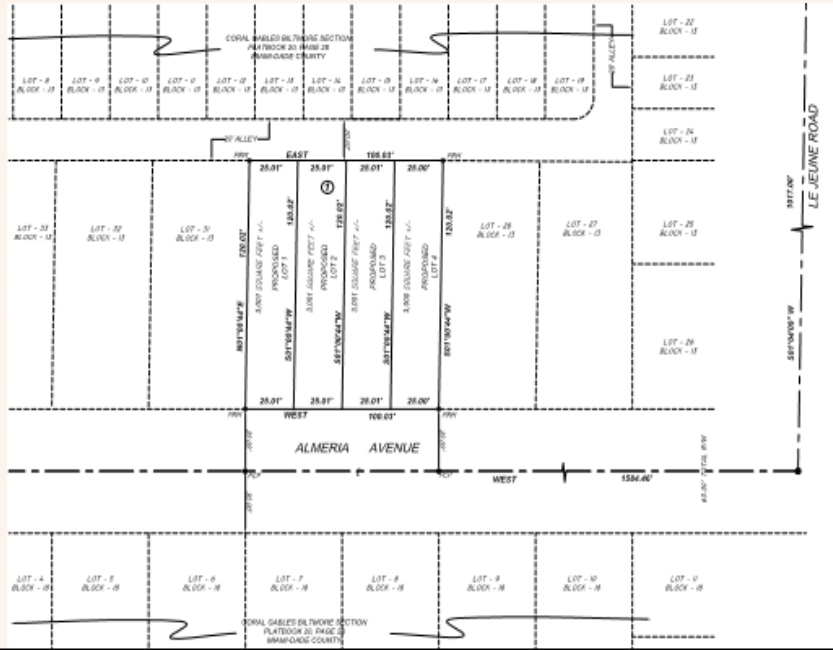
7

PROPERTY SURVEY



8

PROPOSED TENTATIVE PLAT



RENDERING VIEW FROM ALMERIA



ALMERIA ELEVATION



REVIEW TIMELINE

1	DEVELOPMENT REVIEW COMMITTEE: 07.24.15
2	BOARD OF ARCHITECTS: N/A
3	PLANNING AND ZONING BOARD: 04.12.18

PUBLIC NOTIFICATION	
3 TIMES	LETTERS TO PROPERTY OWNERS MARCH PZB, NEIGHBORHOOD MEETING, APRIL PZB
3 TIMES	PROPERTY POSTING DRC, MARCH PZB, APRIL PZB
3 TIMES	WEBSITE POSTING DRC, MARCH PZB, APRIL PZB
2 TIMES	NEWSPAPER ADVERTISEMENT MARCH PZB, APRIL PZB

FINDINGS OF FACT	
<ul style="list-style-type: none"> • STAFF’S EVALUATION FINDS THE APPLICATION IS “CONSISTENT” WITH THE COMPREHENSIVE PLAN’S GOALS, OBJECTIVES AND POLICIES • PUBLIC WORKS DOES NOT OBJECT TO THE PROPOSED TENTATIVE PLAT • NO OBJECTIONS WERE RECEIVED FROM UTILITY COMPANIES • MIAMI-DADE COUNTY IS REQUIRED TO REVIEW PLAT PRIOR TO FINAL PLAT CONSIDERATION BY THE CITY COMMISSION • PROPERTY’S ZONING DESIGNATION WOULD NOT CHANGE • PROPOSED TOWNHOUSES MUST MEET ALL ZONING CODE REQUIREMENTS 	
14	

STAFF RECOMMENDATION:

STAFF RECOMMENDS
APPROVAL, WITH CONDITIONS.



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