



City of Coral Gables Planning and Zoning Staff Report

Applicant: Biltmore Parc Homes, LLC
Application: **Subdivision Review for a Tentative Plat**
Property: Biltmore Parc Homes (760 Valencia Ave.; 2605, 2611, 2615 Anderson Rd.; 731, 735, 743 Almeria Ave.)
Public Hearing: Planning and Zoning Board
Date & Time: October 11, 2017; 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 760 Valencia Avenue; 2605, 2611, 2615 Anderson Road; 731, 735, 743 Almeria Avenue, as follows:

Resolution of the City Commission of Coral Gables, Florida approving the Final Plat entitled “Biltmore Parc Homes” pursuant to Zoning Code Article 3, Division 9, “Platting/Subdivision”, being a re-plat of an approximately 0.57 acre property into fifteen (15) platted lots for fifteen (15) residential townhouses on property assigned Multi-Family Special Area District (MFSA) zoning, on the property legally described as Lots 1, 2, and 18-23, Block 11, Biltmore Section (760 Valencia Avenue, 2605, 2611, 2615 Anderson Road, 731, 735, 743 Almeria Avenue), Coral Gables, Florida; providing for an effective date.

The proposed tentative plat require 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

Biltmore Parc Homes, LLC (hereinafter referred to as “Applicant”), has submitted an application for Subdivision Review for a Tentative Plat (hereinafter referred to as the “Application”) for City of Coral Gables review and public hearing consideration. The application package submitted by the Applicant is provided as Attachment A.

A. Tentative Plat. The request is to re-plat an existing property consisting of eight (8) platted lots into fifteen (15) 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 face towards Anderson Road and Almeria Avenue.

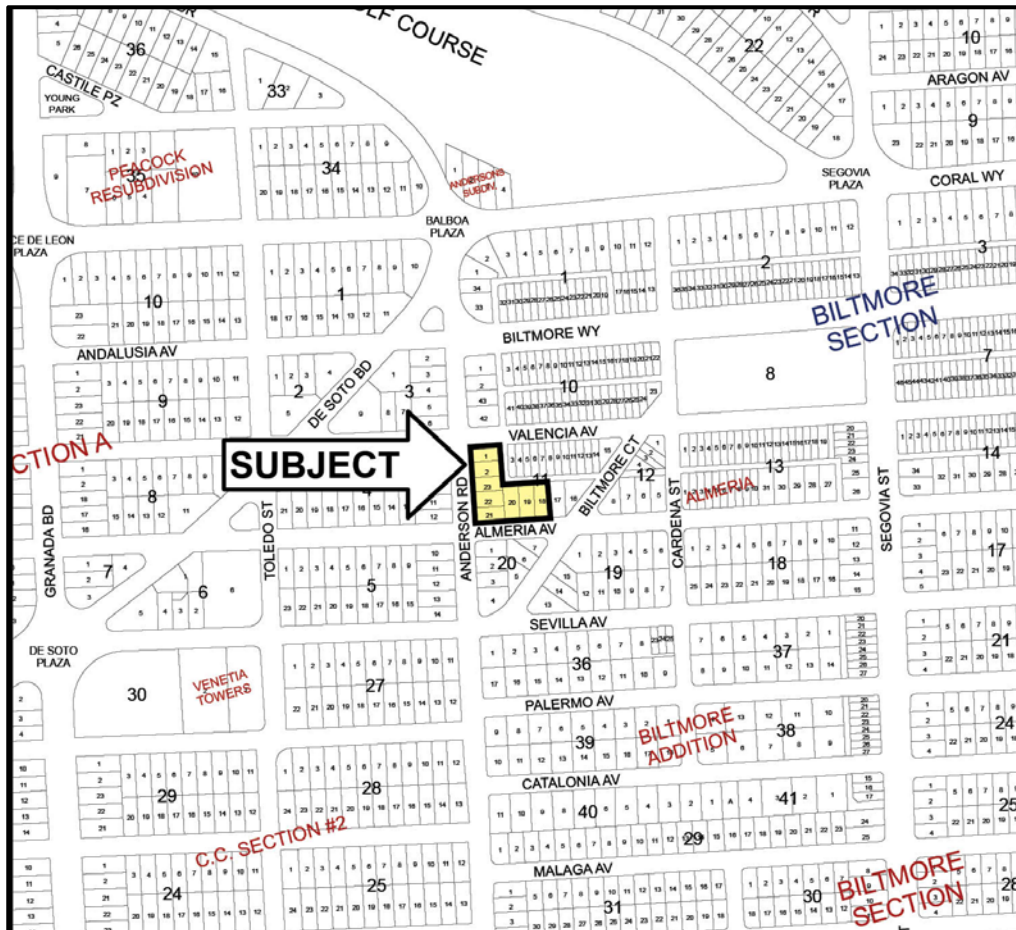
The plans for the fifteen (15) townhouses have been previously approved are not required to be submitted for review with the replat application. The Applicant has, for reference purposes only,

included plans for the townhouses within the application package. The property currently contains seven (7) two-story multi-family structures that would be demolished to allow for the construction of the townhouses.

B. Alley Creation. The request also includes the creation of a twenty (20) foot alley running south from the existing alley for a distance of one hundred twenty (120) feet. The alley would be an extension of the existing north/south alley and will allow the garage access. This alley will be dedicated to the perpetual use of the public and maintained by the City of Coral Gables. Currently, the alley would be located on the west twenty (20) feet of lot 20.

The property is located on the east side of Anderson Road and north side of Almeria Avenue encompassing the corner end of the block lying between Valencia Avenue and Almeria Avenue and is legally described as Lots 1, 2, 18 thru 23, Block 11, Biltmore Section (760 Valencia Avenue; 2605, 2611, 2615 Anderson Road; 731, 735, 743 Almeria Avenue), Coral Gables, 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

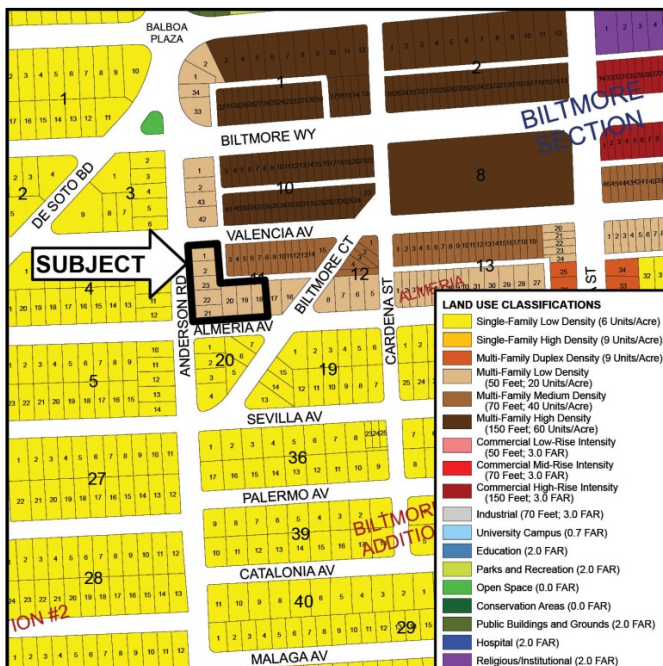
Future Land Use Map designation	Residential Multi-Family Low-Density
Zoning Map designation	Multi-Family Special Area District (MFSA)

Surrounding Land Uses

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

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

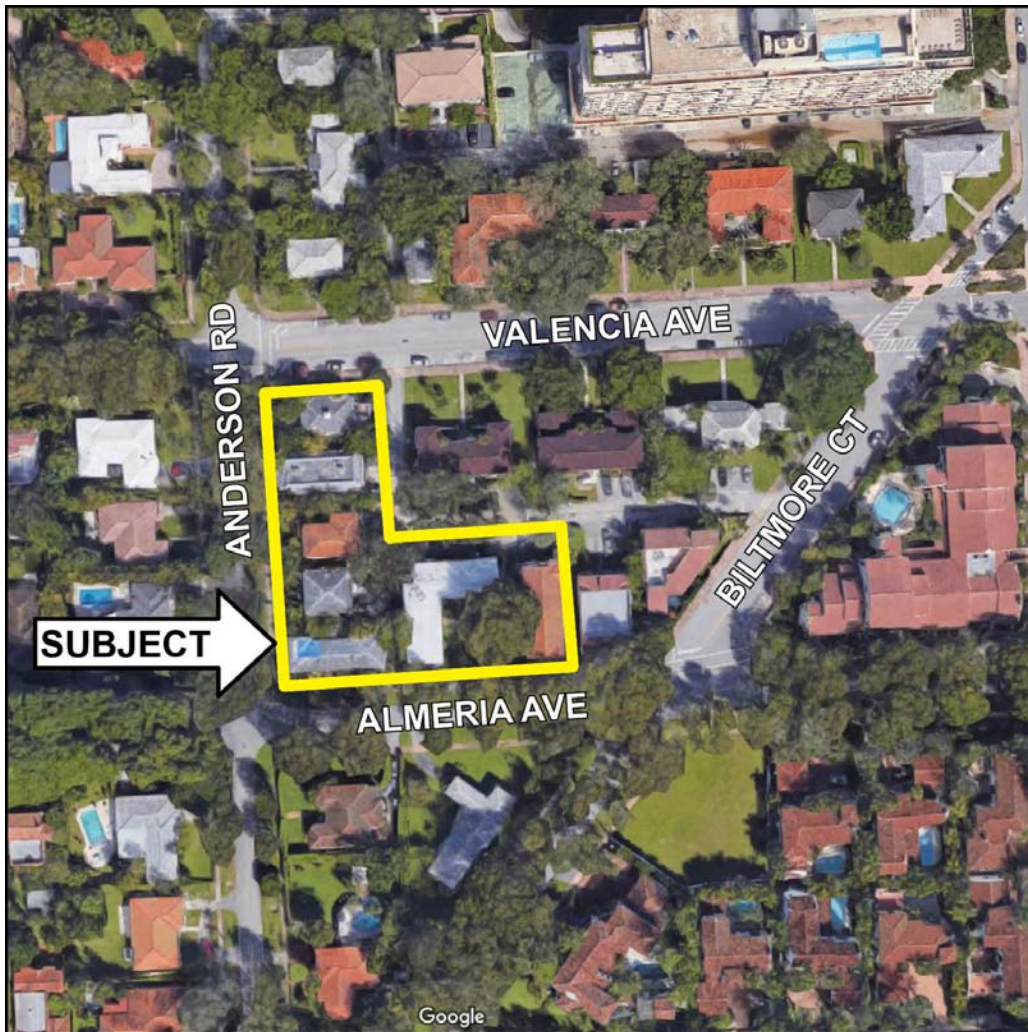
Existing Future Land Use Map



Existing Zoning Map



Aerial



City Review Timeline

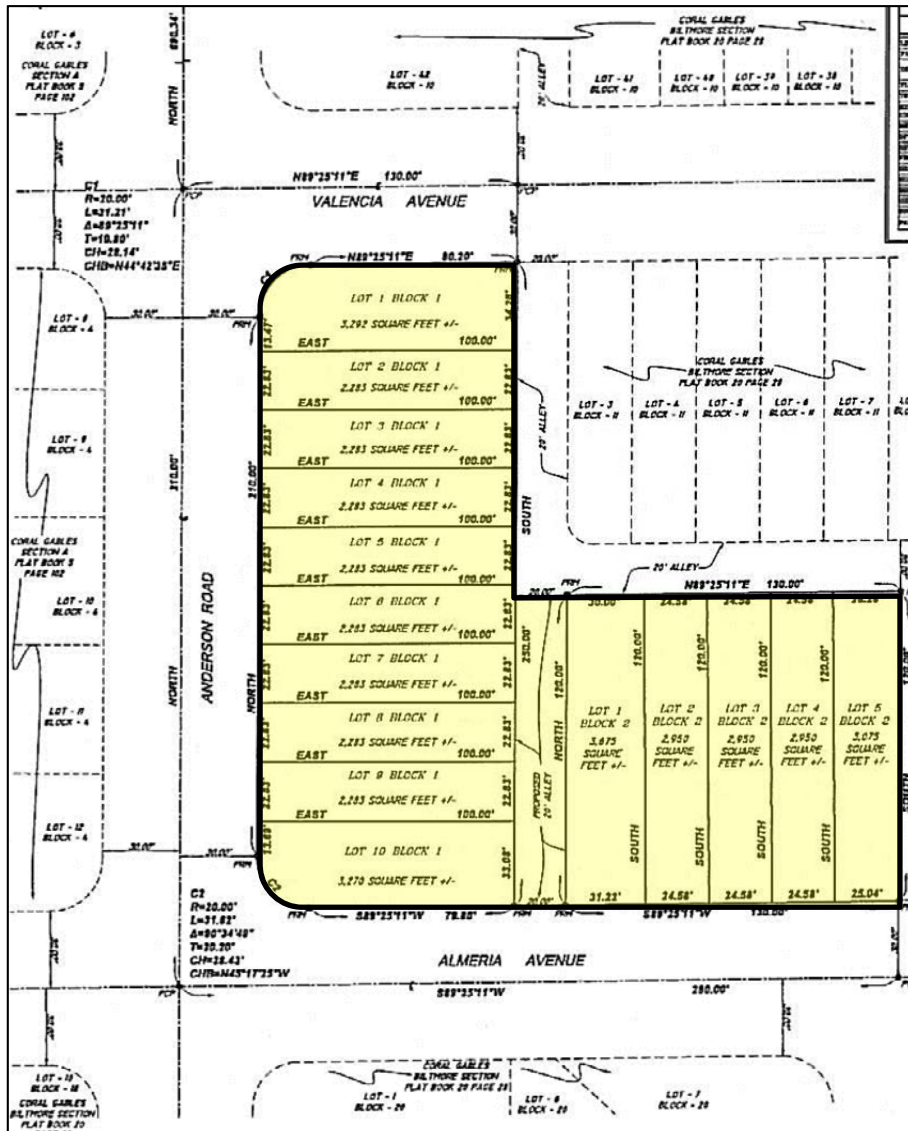
The submitted application has undergone the following City reviews:

Type of Review	Date
Development Review Committee	07.29.16
Board of Architects	N/A
Historic Preservation Board	N/A
Planning and Zoning Board	10.11.17
City Commission (Resolution)	TBD

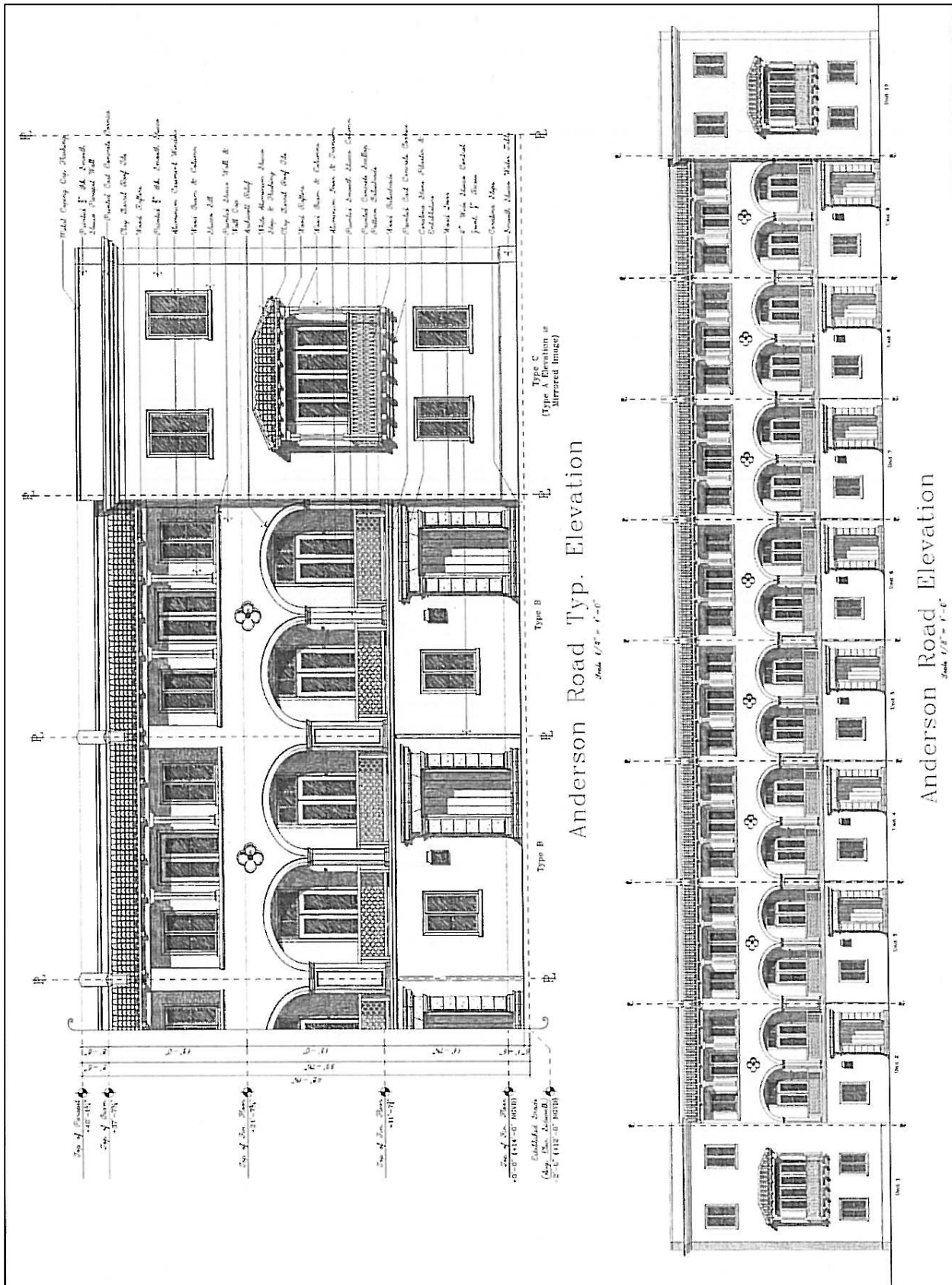
Existing Plat



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 "Biltmore Parc Homes" proposes re-platting the eight (8) platted lots into fifteen (15) 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 09.01.17, the Public Works Department stated the Department does not object to the proposed tentative plat and provides comments stating required letters have been received from utility companies and that review is required by the Public Works Department and Miami-Dade County prior to final plat consideration by the City Commission (see Attachment B).

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

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

Consistent CP Goals & Objectives and Policies are as follows:

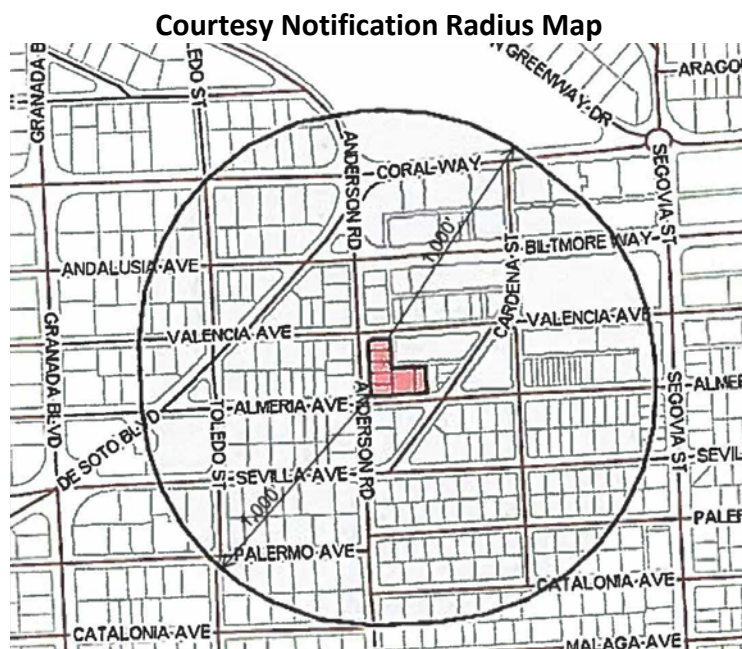
Ref. No.	CP Goal, Objective and Policy	Staff Review
1.	Goal FLU-1. Protect, strengthen, and enhance the City of Coral Gables as a vibrant community ensuring that its neighborhoods, business opportunities, shopping, employment centers, cultural activities, historic value, desirable housing, open spaces, and natural resources make the City a very desirable place to work, live and play.	Complies
2.	Objective FLU-1.2. Efforts shall continue to be made to control blighting influences, and redevelopment shall continue to be encouraged in areas experiencing deterioration.	Complies
3.	Policy FLU-1.3.2. All development applications in residential neighborhoods shall continue to be reviewed by applicable boards and committees to ensure the protection from intrusion by incompatible uses that would disrupt or degrade the health, safety, tranquility, aesthetics and welfare of the neighborhood by noise, light, glare, odor, vibration, dust, hazardous materials or traffic. The City will continue to enforce the adopted restrictive design standards; historic preservation policies and the applicable performance standards of the Commercial Limited designation in the Zoning Code.	Complies
4.	Objective FLU-1.11. Maintain a pattern of overall low density residential use with limited medium and high density residential uses in appropriate areas to preserve the low intensity and high quality character of the residential neighborhoods.	Complies
5.	Policy FLU-1.11.1. Maintain and enforce effective development and maintenance regulations through site plan review, code enforcement, and design review boards and committees.	Complies
6.	Objective FLU-1.13. The City shall enforce the recently adopted Zoning Code which creates, preserves and maintains scenic vistas in keeping with the classic traditions as embodied in the original city plan.	Complies
7.	Objective FLU-1.14. The City shall enforce Zoning Code provisions which continue to preserve and improve the character of neighborhoods.	Complies
8.	Goal FLU-3. The City as a part of its development review process shall engage public/community participation and collaboration to provide for a transparent development review process.	Complies
9.	Objective FLU-3.1. The City shall continue its efforts to notify stakeholders, residents, property owners and neighborhood associations of pending development reviews to provide transparency within the development process.	Complies
10.	Objective DES-1.1. Preserve and promote high quality, creative design and site 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 1,031 notices mailed to surrounding property owners. A Copy of the legal advertisement and courtesy notice are provided as Attachments C and D. A map of the notice radius is as follows:



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

Public Notice

Type	Date
Public information meeting	05.31.17
Courtesy notification - 1,000 feet of the property	09.29.17
Posting of property	09.29.17
Legal advertisement	09.28.17
Posted agenda on City web page/City Hall	09.29.17
Posted Staff report on City web page	10.06.17

5. STAFF RECOMMENDATION

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

The applicant is subject to the following condition of approval:

1. The tentative plat shall be updated to include a note on the proposed alleyway to clarify the intent, maintenance, and future ownership of the alley.

6. ATTACHMENTS

- A. Applicant's submittal package.
- B. 09.01.17 Public Works Department memorandum.
- C. 09.28.17 Legal advertisement published.
- D. 09.29.17 Courtesy notice mailed to all property owners within 1,000 feet.
- E. Invitation and Minutes from Applicant's Information Meeting 05.31.17.
- F. 10.11.17 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
Director of Planning and Zoning
City of Coral Gables, Florida

CITY OF CORAL GABLES

- MEMORANDUM -

TO: JENNIFER GARCIA
CITY PLANNER

DATE: SEPTEMBER 1, 2017

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

SUBJECT:
TENTATIVE PLAT
BILTMORE PARC RESIDENCES

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 (AT&T, Comcast, Florida Power and Light, and Florida City Gas), and the City of Coral Gables Utility Division as required stating that the utility companies have no objection to the proposed tentative plat.
3. The proposed tentative plat shall be required to be submitted and reviewed by the Public Works Department and Miami-Dade County prior to consideration as final plat by the City Commission.

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

Biltmore Parc Platting/Subdivision

cc: Ramon Trias, Planning and Zoning Director

Ed Santamaria, P.E., Public Works Director

Jessica Keller, Public Works Assistant Director

Lina Hickman, Civil Engineer

Juan Martinez, PSM, Surveyor

Additional comments:

- a. Building plans cannot be approved until Miami Dade County approves the re-platting showing the dedicated alley.
- b. Paving and drainage (including drainage structures) must be installed by the developer in accordance to City of Coral Gables Public Works Department's specifications and standards.
- c. Provide temporary utility easements until the alley dedication is accepted and recorded.
- d. Building permit will be required to provide visibility triangles in accordance to Public Works Department's standards at all driveways and intersections.
- e. All lighting in the ROW shall be LED, 3500k, Coral Gables pole with acorn fixture, request additional specifications from the department.
- f. Install bike parking in the ROW as reference when selecting bike parking.
http://c.ymcdn.com/sites/www.apbp.org/resource/resmgr/Bicycle_Parking/EssentialsofBikeParking_FINA.pdf
- g. Any garbage receptacles in ROW shall be coupled with recycling receptacles
- h. Consider the need for refuse recovery (recycling) by tenants. Tenants should be able to dispose of recycling materials in the same manner as garbage. Ensure adequate space for recycling dumpsters.
- i. Use pervious asphalt paving
- j. Water reclamation for irrigation use
- k. Valencia is a street identified for bike infrastructure – coordinate with Public Works
- l. Submit a trip generation summary letter

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 MARIA MESA, 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 - OCT 11, 2017

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

09/28/2017

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

Sworn to and subscribed before me this 28 day of SEPTEMBER, A.D. 2017

[Signature of Diana Herrera]

(SEAL) MARIA MESA personally known to me



CITY OF CORAL GABLES, FLORIDA NOTICE OF PUBLIC HEARING

City Public Hearing Local Planning Agency/Planning and Zoning Board Dates/Time Wednesday, October 11, 2017, 6:00 -- 9:00 p.m. Location City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida, 33134

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

- 1. Resolution of the City Commission of Coral Gables, Florida approving the Final Plat entitled "Biltmore Parc Homes" pursuant to Zoning Code Article 3, Division 8, "Platting/Subdivision", being a re-plat of an approximately 0.57 acre property into fifteen (15) platted lots for fifteen (15) residential townhouses on property assigned Multi-Family Special Area District (MFS) zoning, on the property legally described as Lots 1, 2, and 18-23, Block 11, Biltmore Section (760 Valencia Avenue, 2805, 2811, 2815 Anderson Road, 731, 735, 743 Almeria Avenue), Coral Gables, Florida; providing for an effective date.

(Items 2 through 4 are related)



- 2. An Ordinance of the City Commission of Coral Gables, Florida requesting an amendment to the Future Land Use Map of the City of Coral Gables Comprehensive Plan pursuant to Zoning Code Article 3, "Development Review", Division 15, "Comprehensive Plan Text and Map Amendments", and Small Scale amendment procedures (ss. 163.3187, Florida Statutes), from "Residential Multi-Family Medium Density" to "Commercial Mid-Rise Intensity" for the property legally described as Lots 17 thru 24, Block 203, Coral Gables Riviera Section 14 (1515 San Remo Avenue), Coral Gables, Florida; and, providing for severability, repealer and an effective date. (LPA Review)
- 3. 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 Multi-Family 2 District (MF2) to Commercial District (C) for the property legally described as Lots 17 thru 24, Block 203, Coral Gables Riviera Section 14 (1515 San Remo Avenue), Coral Gables, Florida; and providing for severability, repealer and an effective date.
- 4. A Resolution of the City Commission of Coral Gables, Florida requesting mixed use site plan review pursuant to Zoning Code Article 4, "Zoning Districts", Division 2, "Overlay and Special Purpose Districts", Section 4-201, "Mixed Use District (MXD)", for the mixed use project referred to as "Venera" on the property legally described as Lots 11 thru 24, Block 203, Coral Gables Riviera Section 14 (1500 Venera Avenue and 1515 San Remo Avenue), Coral Gables, Florida; including required conditions; providing for an effective date.

5. An Ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code, by amending Article 5, "Development Standards," Section 5-1410, "Electric Vehicle Charging," to establish provisions for charging stations of electric vehicles; providing for a repealer provision, providing for a severability clause, codification, and providing for an effective date.
6. An Ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code, by amending Article 4, "Development Standards," Section 4-201, "Mixed Use District (MXD);" Article 5, "Development Standards," Section 5-804, "Coral Gables Mediterranean Style Design Standards," and "Parking, Loading, and Driveway Standards," Section 5-1410, "Miscellaneous Parking Standards" to increase the requirements for bicycle parking; providing for a repealer provision, providing for a severability clause, codification, and providing for an effective date.
7. An Ordinance of the City Commission of Coral Gables, Florida providing for text amendments to the City of Coral Gables Official Zoning Code, by amending Article 4, "Zoning Districts," Section 4-201, "Mixed Use District (MXD);" Article 5, "Development Standards," Section 5-804, "Coral Gables Mediterranean Style Design Standards," and Section 5-1105, "Landscape Requirements;" and Article 8, "Definitions," to clarify what constitutes open space; providing for a repealer provision, providing for a severability clause, codification, and providing for 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. 2008-11, 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. 288.0105). 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.

	<p align="center">City of Coral Gables Courtesy Public Hearing Notice</p> <p align="center">September 29, 2017</p>	
Applicant:	Biltmore Parc Homes, LLC	
Application:	Subdivision Review for a Tentative Plat	
Property:	760 Valencia Ave.; 2605, 2611, 2615 Anderson Rd.; 731, 735, 743 Almeria Ave., Coral Gables, Florida	
Public Hearing - Date/Time/ Location:	Planning and Zoning Board October 11, 2017, 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 October 11, 2017 on the following application at the Coral Gables City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida:

“Resolution of the City Commission of Coral Gables, Florida approving the Final Plat entitled “Biltmore Parc Homes” pursuant to Zoning Code Article 3, Division 9, “Platting/Subdivision”, being a re-plat of an approximately 0.57 acre property into fifteen (15) platted lots for fifteen (15) residential townhouses on property assigned Multi-Family Special Area District (MFSA) zoning, on the property legally described as Lots 1, 2, and 18-23, Block 11, Biltmore Section (760 Valencia Avenue, 2605, 2611, 2615 Anderson Road, 731, 735, 743 Almeria Avenue), Coral Gables, Florida; providing for an effective date.”

This application has been submitted by Mr. Zeke Guilford of Guilford & Associates, P.A. on behalf of Biltmore Parc Homes, LLC to re-plat the property located at 760 Valencia Avenue; 2605, 2611, 2615 Anderson Road; and 731, 735, 743 Almeria Avenue. The property currently contains eight (8) platted lots and the applicant is proposing to re-plat the property to consist of fifteen (15) platted lots and a twenty (20) foot alley, to construct fifteen (15) fee simple townhouses.

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 305.460.5211. Please forward to other interested parties.

Sincerely,

City of Coral Gables, Florida

Please join the Developer, Architect and Representatives to discuss:

**The re-development of 760 Valencia Avenue; 2605, 2611, and 2615
Anderson Road; and 731, 735, and 743 Almeria Avenue to a
townhouses developement**

Wednesday May 31, 2017

6:00 pm to 7:00pm

208 Andalusia Avenue
Coral Gables, Fla. 33134

Should you have any questions, comments, or wish to RSVP, please
Contact Lidia at (305) 446-8411

Thank You!

Biltmore Parc Neighborhood Meeting Notes.

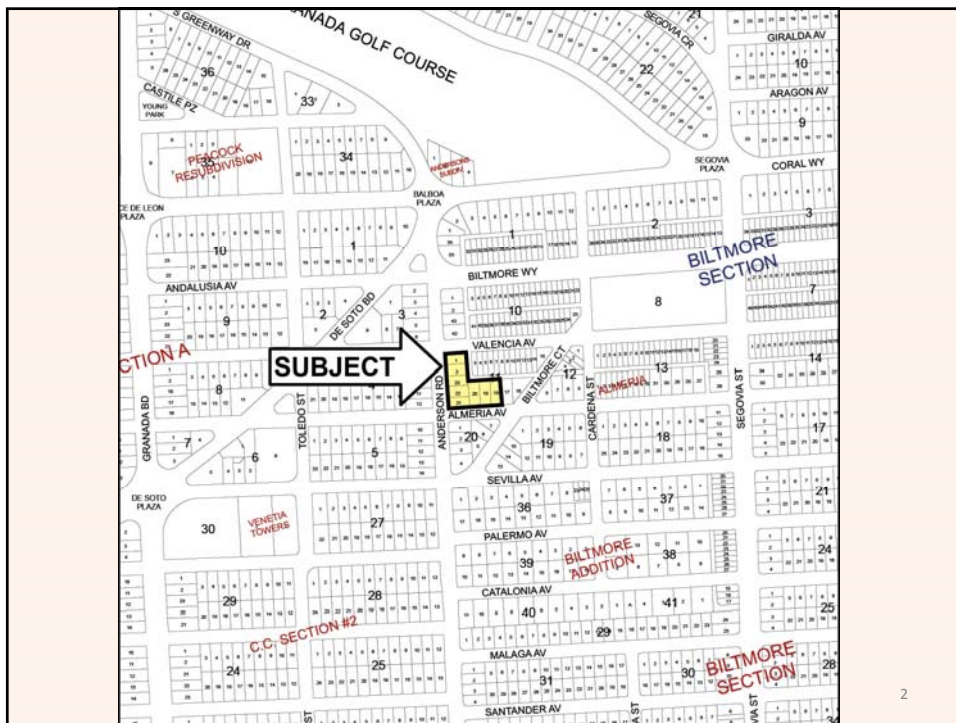
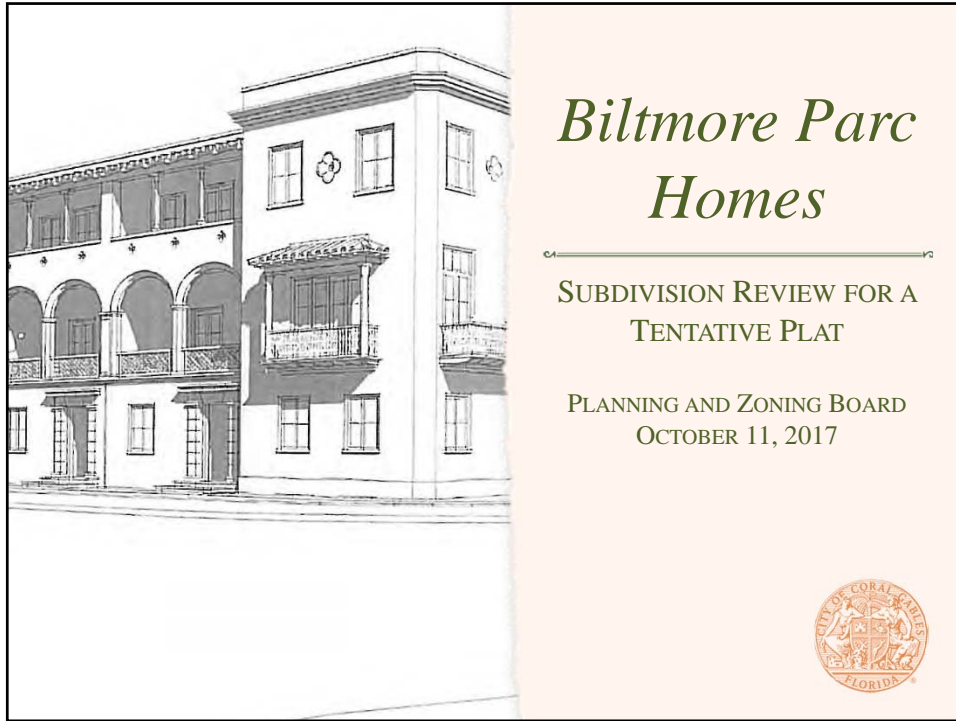
The meeting was held on Wednesday, May 31st at 6:00pm. The development team consisting of Philip Rhea of the architectural firm of De la Guardia and Victoria Architects, Jenny Ducret and Venny Torre on behalf of the developer and Zeke Guilford, attorney for the project. Twelve neighbors attended the meeting

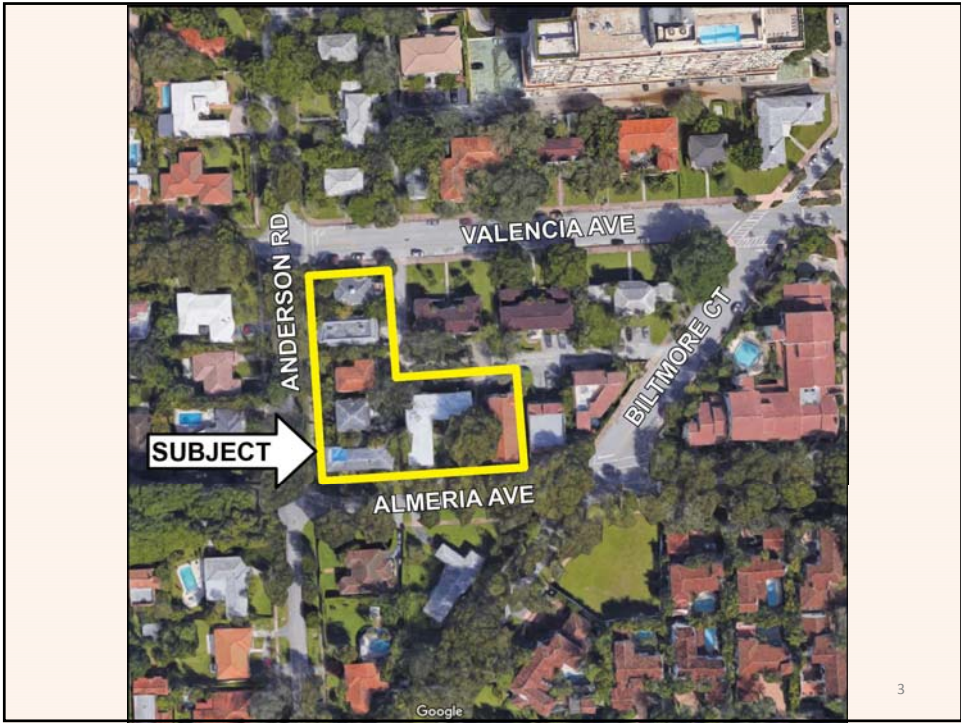
The meeting started shortly after 6:00pm to allow for late arrivals. Philip Rhea provided the neighbors with a power point presentation of the development. After his presentation, the floor was opened up to questions from the neighbors.

The questions consisted of the height of the building, how much will be the asking price and whether this was an as of right project and whether the developer was requesting any variances.

The development team stated that the reason that we are going to the city to allow this townhouse development was to re-plat the property to allow for fee simple title to the units rather than a condominium format and that the developer was not requesting any variances.

The meeting was concluded at 7:00pm





3



REQUEST: TENTATIVE PLAT REVIEW

1. REPLAT EXISTING .57 ACRE PROPERTY CONSISTING OF 8 PLATTED LOTS INTO 15 PLATTED LOTS THAT ARE OF EQUAL WIDTH OF TOWNHOUSES PROPOSED FOR CONSTRUCTION ON THE SITE

2. REQUEST ALSO INCLUDES THE CREATION OF A 20 FOOT ALLEY RUNNING SOUTH FROM EXISTING ALLEY

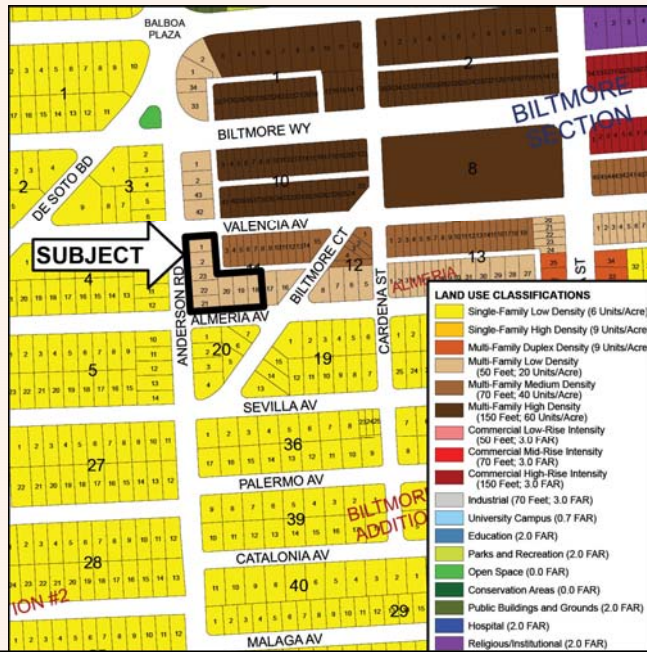
5

EXISTING ZONING MAP



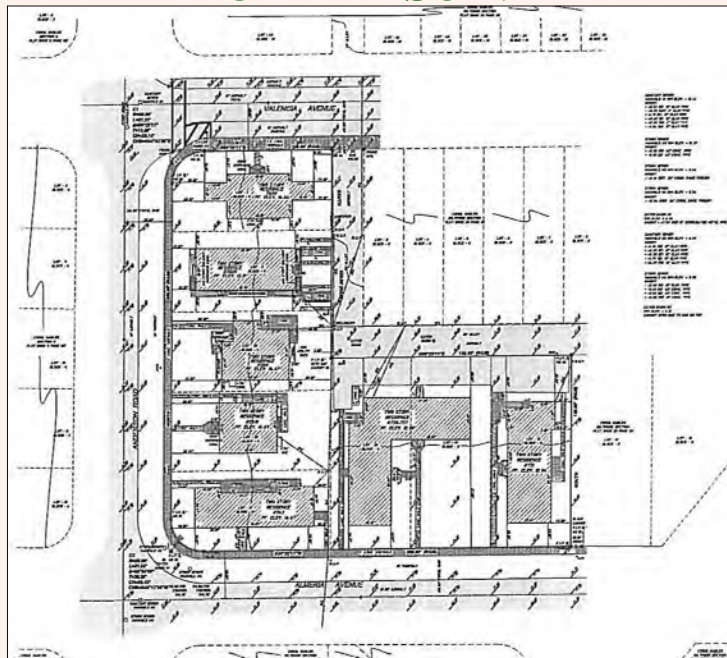
6

EXISTING LAND USE MAP



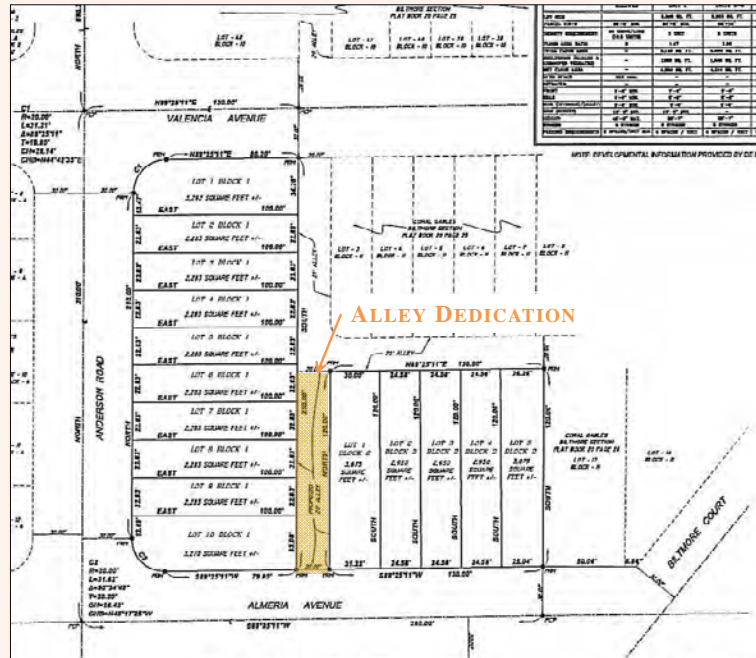
7

PROPERTY SURVEY



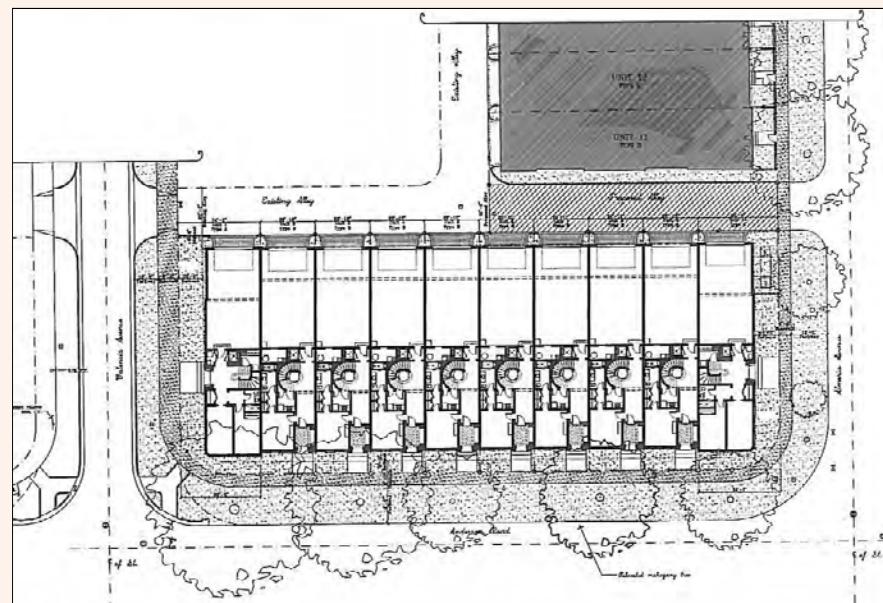
8

PROPOSED TENTATIVE PLAT



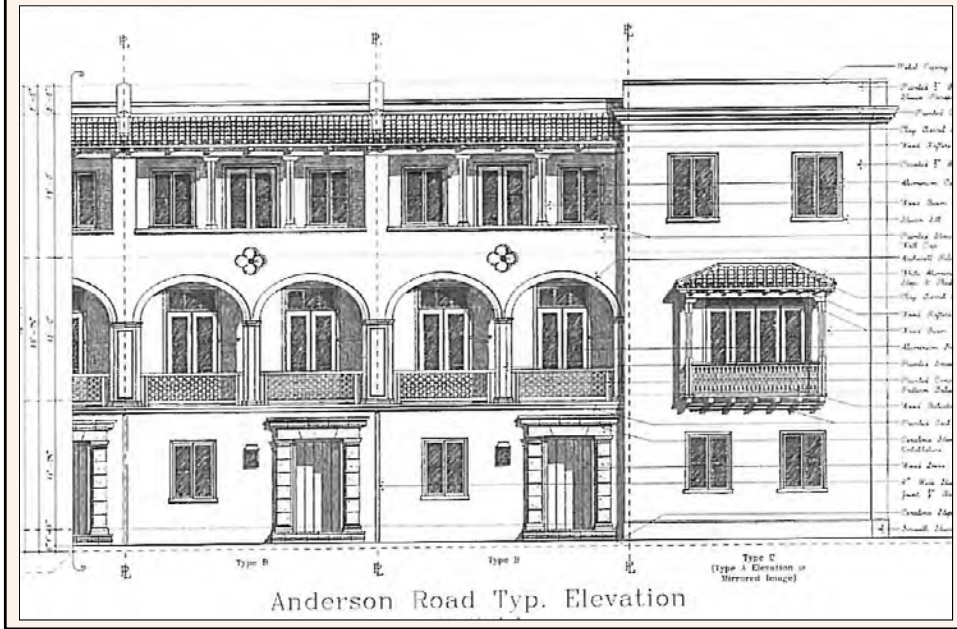
9

CONCEPTUAL SITE PLAN (NOT TIED TO APPLICATION)

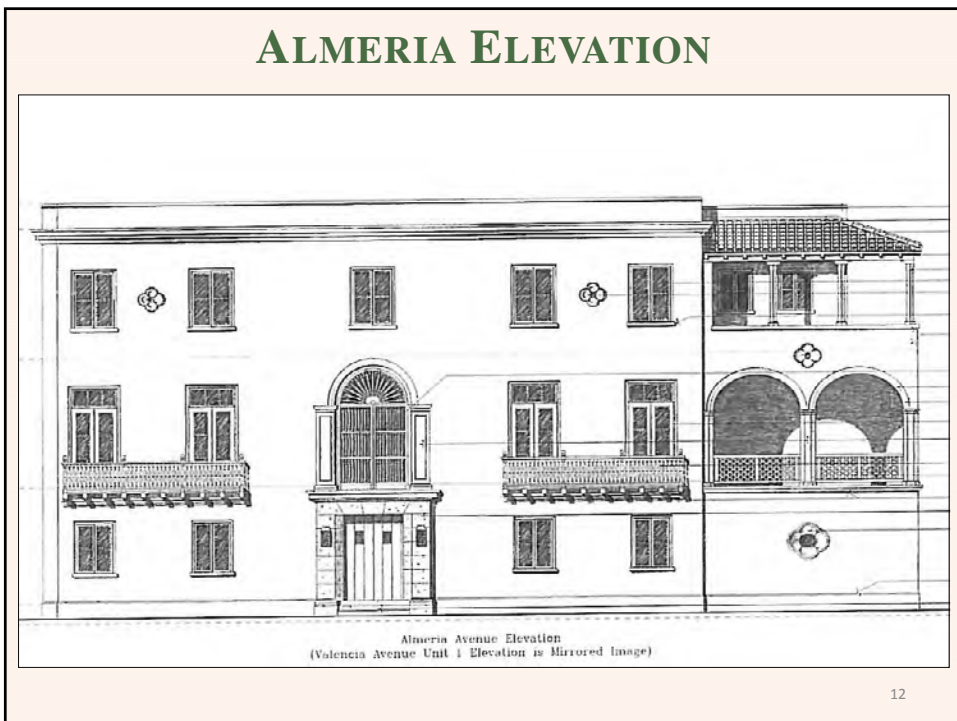


10

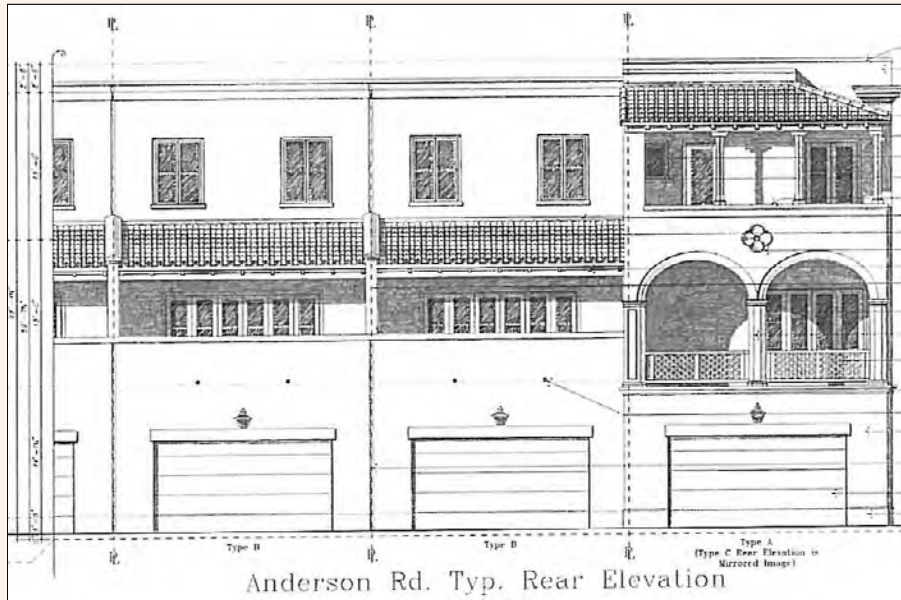
ANDERSON ROAD – TYPICAL ELEVATION



ALMERIA ELEVATION



ALLEY (REAR) ELEVATION



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RENDERING VIEW FROM CORNER OF ALMERIA AVE AND ANDERSON ROAD



RENDERING VIEW FROM ALMERIA AVE



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RENDERING VIEW ACROSS ALMERIA AVE



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RENDERING VIEW FROM ALMERIA AVE



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REVIEW TIMELINE

1	DEVELOPMENT REVIEW COMMITTEE: 07.29.16
2	BOARD OF ARCHITECTS: N/A
3	PLANNING AND ZONING BOARD: 10.11.17

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

STAFF RECOMMENDATION:

STAFF RECOMMENDS
APPROVAL, WITH CONDITIONS.

1. THE TENTATIVE PLAT SHALL BE UPDATED TO INCLUDE A NOTE ON THE PROPOSED ALLEYWAY TO CLARIFY THE INTENT, MAINTENANCE, AND FUTURE OWNERSHIP OF THE ALLEY.

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*Biltmore Parc
Homes*

SUBDIVISION REVIEW FOR A
TENTATIVE PLAT

PLANNING AND ZONING BOARD
OCTOBER 11, 2017

