

City of Coral Gables
Planning Department Staff Report

To: Honorable Planning and Zoning Board Members

From: Planning Department

Date: November 14, 2007

Subject: **Applications No. 10-07-037-P and 10-07-038-P. Tentative Plat Review.**
Request for review of two (2) tentative plats, being the re-plat of property in compliance with the previously approved "Old Spanish Village" PAD site plan, as follows:

1. Tentative Plat entitled "Ponce Place Villas East", being the re-plat of an approximately 1.5 acre site legally described as Block 23 less a portion of Lot 11 and Lot 12, all of Block 24 and adjacent public rights-of-ways (ROW), Crafts Section (2901 Ponce de Leon Boulevard), Coral Gables, Florida.
2. Tentative Plat entitled "Ponce Place Villas West", being the re-plat of an approximately 3.0 acre site legally described as all of Block 30, Lot 45, Block 31, Lots 12-13, Block 33 and adjacent public rights-of-ways (ROW), Crafts Section, Tracts A, B and C, Catamal Corner (3001 Ponce de Leon Boulevard), Coral Gables, Florida.

Recommendation

The Planning Department recommends approval of the following two (2) tentative plats, which are in compliance with the previously approved "Old Spanish Village" PAD site plan. The Planning Department's recommendation of approval is based upon the findings of fact which are presented in this report:

1. Tentative Plat entitled "Ponce Place Villas East", being the re-plat of an approximately 1.5 acre site legally described as Block 23 less a portion of Lot 11 and Lot 12, all of Block 24 and adjacent public rights-of-ways (ROW), Crafts Section (2901 Ponce de Leon Boulevard), Coral Gables, Florida.
2. Tentative Plat entitled "Ponce Place Villas West", being the re-plat of an approximately 3.0 acre site legally described as all of Block 30, Lot 45, Block 31, Lots 12-13, Block 33 and adjacent public rights-of-ways (ROW), Crafts Section, Tracts A, B and C, Catamal Corner (3001 Ponce de Leon Boulevard), Coral Gables, Florida.

Request

The applicant is requesting review of two tentative plats referred to as "Ponce Place Villas East" and "Ponce Place Villas West". The request is to re-plat the property in accordance with the previously approved "Old Spanish Village" Planned Area Development (PAD) site plan. The

“Old Spanish Village” – Tentative Plat Review

November 14, 2007

Page 2 of 5

intent is to create separate platted lots for approved building sites, including residential multi-family, townhouse and single-family (1 site) and commercial building sites. The proposed tentative plats are in compliance with the previously approved PAD site plan, and all conditions of approval required at the time the PAD site plan was approved remain in effect. Both applications and each of the proposed tentative plats and supporting information are included in one binder as Attachment A.

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 final plat is required by the Miami-Dade County Subdivision Department prior to the City Commission public hearing.

Background

City reviews and approvals:

City Reviews/Timeline	Date Scheduled/ Reviewed/Approved*
Development Review Committee (site plan review)	06.08.07
Board of Architects	N/A
Board of Adjustment	N/A
Historic Preservation Board	N/A
Landscape Advisory Board	N/A
Local Planning Agency	N/A
Planning and Zoning Board	11.14.07
Street and Alley Vacation Committee	N/A
Public rights-of-way encroachment (City Commission)	N/A
City Commission (final plat one public hearing – via Resolution)	TBD

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

Existing property designations:

Applicable Designations	
CLUP Map Designation	“Commercial High, Mid and High Rise Intensity”, “Parks and Recreational Use” and “Residential Use (Single Family) Low Density”
Zoning Map Designation	“C”, Commercial, “CL”, Commercial Limited, “S”, Special Use and “SFR”, Single Family Residential
Within Central Business District	No
Mixed Use District (MXD)	Yes
Mediterranean Architectural District (citywide)	Yes
Within Coral Gables Redevelopment Infill District (GRID) (Traffic Concurrency Exemption Zone)	Yes

Surrounding uses:

“Old Spanish Village” – Tentative Plat Review

November 14, 2007

Page 3 of 5

Location	Existing Land Uses	CLUP Designations	Zoning Designations
North	1 - 3 story commercial buildings and commercial parking lot	“Commercial, Mid and Low-Rise Intensity “ and “Residential Use (Single Family) High Density”	“CL”, Commercial Limited, “C”, Commercial and “SFR”, Single Family Residential
South	1 story commercial buildings and 1 story single-family residences	“Commercial, Low-Rise Intensity” and “Residential Use (Single Family) Low Density”	“CL”, Commercial Limited, “C”, Commercial and “SFR”, Single Family Residential
East	1 story single-family residences	“Residential Use (Single Family) High and Low Density	“SFR”, Single Family Residential
West	Ponce Circle Park, 1 - 2 story commercial buildings and commercial parking lot	Commercial, Mid and Low-Rise Intensity” and “Parks and Recreational Use”	“C”, Commercial and “S”, Special Use

Discussion

On 08.22.06, the City Commission adopted Ordinance No. 2006-23 approving the “Old Spanish Village” PAD site plan. On 09.25.07, the Commission adopted Ordinance No. 2007-27.1 amending the approved PAD site plan. The proposed tentative plats are in compliance with the approved PAD site plan as amended, and all required conditions of approval remain in effect. Copies of Ordinances No. 2006-23 and 2007-27.1 are provided as Attachment B.

Proposed Tentative Plats

The proposed “Ponce Place Villas East” tentative plat is approximately 1.5 acres in size and includes separate building sites for 23 townhouses and the historical 2901 Ponce Arts Center Building. The proposed “Ponce Place Villas West” tentative plat is approximately 3.0 acres in size and includes separate building sites for 15 townhouses, 1 single-family residence and the 3001 Ponce Building. Separate tracts and parcels are proposed on each of the tentative plats for the private driveways and landscaped parks adjoining these building sites. The block on which the 2801 Ponce and Casa Palermo Building is located is not proposed to be re-platted.

Staff has reviewed the proposed tentative plats with Zoning Code Article 5, Division 15, “Platting Standards”, and with the previously approved “Old Spanish Village” PAD site plan. It was determined the tentative plats are consistent with the previously approved site plan, and since this is an approved planned development no variances from the Zoning Code are required.

Proposed Zoning Plan

The property’s approved “C”, Commercial, “CL”, Commercial Limited, “SFR”, Single Family Residential and “S”, Special Use zoning designations would not change as a result of these re-plats. Those zoning designations were approved on 08.22.06 by Ordinance No. 2006-22 with the approved PAD site plan.

Other Reviews

As required by the Zoning Code, comments were solicited from affected utility companies regarding the tentative plats. No objections were received from Florida Power and Light (FPL) Company, Miami-Dade Water and Sewer, City Gas, Comcast and AT&T concerning these re-

“Old Spanish Village” – Tentative Plat Review

November 14, 2007

Page 4 of 5

plats. Copies of each of the utility companies' review letters are included with the applicant's submittal package in Attachment A.

City Staff Review

The approved “Old Spanish Village” site plan was reviewed by the Development Review Committee (DRC). The Public Works Department has reviewed and recommended approval of the proposed tentative plats. The Historical Resources Department was provided copies of the proposal due to the inclusion of a historically designated structure on the property (2901 Ponce Arts Center Building). That historic structure has been renovated by the applicant and is proposed to be platted and remain a separate building site. The Historical Resources Department had no objection to the proposed tentative plats.

Findings of Facts

In summary, the Planning Department is in support of the request based upon the following Findings of Fact:

1. The proposed tentative plats are in compliance with the previously approved “Old Spanish Village” PAD site plan.
2. No change in the property's previously approved land use and zoning designations are being requested with the tentative plat applications.
3. All previously required conditions of approval for the “Old Spanish Village” project remain in effect.
4. Affected utility companies have reviewed the proposed tentative plats and have no objections.
5. The Public Works and Historical Resources Departments reviewed the proposed tentative plats and had no objection to the proposal.

Public Notification/Comments

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

Type	Explanation
Courtesy notification of all property owners within 1,000 feet of the subject property	Completed 11.01.07
Newspaper advertisement published	Completed 11.01.07
Posted staff report on the City Web page	Completed 11.09.07
Posted agenda on City Web page/City Hall	Completed 11.09.07
Posted property	Completed 11.01.07

Courtesy notices were mailed to surrounding property owners within 1000 feet. The listing of property owners who returned the notification/comment form, including the date received, property owner's name, address, objection/no comment and verbatim comments are provided as Attachment C. A copy of the published newspaper notification of this public hearing item is included as Attachment D.

Respectfully submitted,

Walter Carlson
Assistant Planning Director

Attachments:

- A. Applicant's submittal package.
- B. Ordinance Nos. 2006-23 and 2007-27.1.
- C. Synopsis of comments received from property owners within 1,000 feet.
- D. Copy of published newspaper notification (advertisement).

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