



City of Coral Gables
CITY COMMISSION MEETING
February 9, 2016

ITEM TITLE:

Resolution. Final Plat. Resolution of the City Commission of Coral Gables approving the Final Plat entitled "Townhouse on Valencia Phase II" pursuant to Zoning Code Article 3, Division 9, "Platting/Subdivision", being a re-plat of an approximately 0.27 acre 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 1-4, Block 15, Biltmore Section (444 Valencia Avenue), Coral Gables, Florida; providing for an effective date.

DEPARTMENT HEAD RECOMMENDATION:

Approval.

PLANNING AND ZONING BOARD RECOMMENDATION:

The Planning and Zoning Board at their 07.29.15 meeting recommended approval (vote: 5 yes – 0 no) of the tentative plat.

BRIEF HISTORY:

At their 07.29.15 meeting, the Planning and Zoning Board recommended approval of the Tentative Plat (vote: 5 yes – 0 no). The draft Resolution is provided as Exhibit A. A copy of the Final Plat is included within the Applicant's submittal package provided as Exhibit B. The Staff report and excerpts of the 07.29.15 Planning and Zoning Board meeting minutes are provided as Exhibits C and D, respectively.

The request is to re-plat an existing 108' x 110' property consisting of four (4) 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 configuration of the platted lots would remain essentially the same. There are currently three (3) existing interior platted lots each with a width of 25'-0", and the existing corner platted lot has an approximate width of 33'-0". The tentative plat proposes three (3) interior platted lots each with a width of 24'-4" and a corner platted lot with an approximate width of 35'-5".

Proposed plans for the four (4) townhouses are not required to be submitted for review with the replat application. They have, however, been provided by the Applicant for reference purposes. The townhouses proposed for construction on this site is the second phase of a larger planned development. The first phase of the development was the construction of the existing three (3) townhouses adjoining this property to the east. Those townhouses were constructed in 2013. An existing two story apartment building with eight (8) residential units and a garage structure are currently located on the property, and would be demolished to allow for the construction of the townhouses.

The Planning and Zoning Board provides a recommendation on Tentative Plats to the City Commission. The Final Plat is prepared from the Tentative Plat, with a final review and approval in Resolution form by the City Commission. The Final Plat has been reviewed for form by the Miami-Dade County Subdivision Department and the City's Public Works Department. The Applicant will have to file the Final Plat with Miami-Dade County if approved by the City Commission.

LEGISLATIVE ACTION:

Date:	Resolution/Ordinance No.	Comments
N/A		

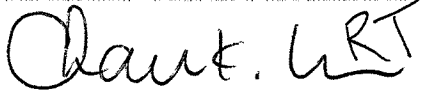


OTHER ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):

Date	Board/Committee	Comments (if any)
07.29.15	Planning and Zoning Board	Recommended approval (vote: 5 yes – 0 no).

PUBLIC NOTIFICATION(S):

Date	Form of Notification
07.17.15	Courtesy notification to properties within 1,000 ft. of the property.
07.17.15	Property posted for Planning and Zoning Board meeting.
07.16.15	Legal advertisement published for Planning and Zoning Board meeting.
07.21.15	Planning and Zoning Board meeting agenda posted at City Hall.
07.24.15	Planning and Zoning Board meeting agenda, staff recommendation, legal notice and all attachments posted on City web page.
01.29.16	Legal advertisement published for City Commission meeting.
02.05.16	City Commission meeting agenda posted on City web page.

APPROVED BY:

Assistant Department Director	City Attorney	City Manager
		

EXHIBIT(S):

- A. Draft Resolution.
- B. Applicant's submittal package.
- C. 07.29.15 Planning Division Staff report and recommendation.
- D. Excerpt of 07.29.15 Planning and Zoning Board Meeting Minutes.