



**City of Coral Gables
CITY COMMISSION MEETING
September 13, 2022**

ITEM TITLE:

Ordinance on Second Reading. Conditional Use Review for a Building Site Determination.

An Ordinance of the City Commission of Coral Gables, Florida requesting Conditional Use Review for a previously approved but expired Building Site Determination pursuant to Zoning Code Section 14-202.6, "Building Site Determination" to separate into two (2) single-family building sites on the property zoned Single-Family Residential (SFR) District, legally described as Lots 13-18 Block 236, Coral Gables Riviera Section Part 11 (601 Sunset Drive), Coral Gables, Florida; one (1) building site consisting of Lots 13, 14 and 15 (east parcel), and the other (1) building site consisting of Lot 16, 17 and 18 (west parcel); including required conditions; providing for a repealer provision, providing for a severability clause, and providing for an effective date.

DEPARTMENT HEAD RECOMMENDATION:

Approval with conditions.

PLANNING AND ZONING BOARD RECOMMENDATION:

The Planning and Zoning Board at their May 11, 2022 meeting recommended approval (vote: 5-0) of the Conditional Use Review for a Building Site Determination with conditions.

BRIEF HISTORY:

At First Reading, the City Commission requested a text amendment to the Zoning Code to eliminate size restrictions on residences in a separated building site – such as 601 Sunset Drive – based on what was permitted as a single building site. Therefore, a separate text amendment is being considered by the City Commission for adoption to allow additional square footage for the proposed residences at 601 Sunset Drive. As such, the first condition of approval has been removed from the draft ordinance.

No other changes have been made since First Reading.

On March 12, 2019, by Ordinance No. 2019-16 the City Commission approved a Conditional Use Building Site Determination for the subject property which expired on September 12, 2020. The current Applicant, Andres Mejia is proposing a different design than what was previously approved.

The subject site consists of six (6) individually platted lots (lots 13 thru 18) with a street frontage of approximately 200 feet along Sunset Drive, totaling approximately 31,00 square feet (0.71 acres). The request is to separate the existing 0.71 acre (31,000 square feet) building site located at 601 Sunset Drive into two building sites; one (1) building site consisting of Lots 13, 14 and 15 (east parcel), and the other (1) building site consisting of Lot 16, 17 and 18 (west parcel).

The draft Ordinance for the Conditional Use review for a Building Site Determination is provided as Exhibit A.

The Planning and Zoning Board's recommendation for approval includes Staff's recommended conditions which have been provided in the draft Ordinance and are as follows:

1. The new single-family residences constructed on the separated buildings sites shall meet all applicable requirements of the Zoning Code, and no variances shall be required or requested.
2. The plans depicting the site plans and elevations of the residences on the separated building sites and submitted as part of the conditional use application shall be made part of the approval with any instructions or exceptions provided by the City Commission. Any changes to the plans are subject to Section 14-203.10 of the Zoning Code.
3. A bond shall be required, as determined by the building official, to ensure the timely removal of any non-conformities as a result of the building site separation approval.
4. Within 30 days of approval of the Conditional Use Review for a Building Site Determination, the property owner, its successors or assigns shall submit a restrictive covenant for City Attorney review and approval that includes all conditions of approval as approved by the City Commission. Failure to submit the covenant within the specified time frame shall render the approval void unless said time frame for submittal of the covenant is extended by the City Attorney after good cause as to why the time frame should be extended.

OTHER ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):

Date	Board/Committee	Comments (if any)
05.11.22	Planning and Zoning Board	Recommended approval (vote: 5-0) with conditions.

PUBLIC NOTIFICATION(S):

Date	Form of Notification
04.27.22	Courtesy notification mailed to all property owners within 1,000 feet.
04.29.22	Property posted for Planning and Zoning Board meeting.
04.29.22	Legal advertisement published for Planning and Zoning Board meeting.
05.06.22	Planning and Zoning Board meeting agenda posted at City Hall.
05.06.22	Planning and Zoning Board meeting agenda, staff recommendation, legal notice and all attachments posted on City web page.
06.15.22	Courtesy notification mailed to all property owners within 1,000 feet.
06.21.22	City Commission meeting agenda posted on City web page.
09.02.22	City Commission meeting Legal Advertisement.
09.06.22	City Commission meeting agenda posted on City web page.

EXHIBIT(S):

- A. Draft Ordinance.