



**City of Coral Gables  
CITY COMMISSION MEETING  
August 22, 2023**

**ITEM TITLE:**

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

An Ordinance of the City Commission of Coral Gables, Florida granting Conditional Use for a Building Site Determination approval pursuant to Zoning Code Article 14, "Process", Section 14-202.6, "Building Site Determination" and Section 14-203, "Conditional Uses" to separate two (2) single-family building sites on the property zoned Single-Family Residential (SFR) District, legally described as Lots 21 and 22, Block 3, Coral Estates (631 Zamora Avenue), Coral Gables, Florida; one (1) building site consisting of Lot 21 (east parcel), and the other (1) building site consisting of Lot 22 (west parcel); including required conditions; providing for a repealer provision, severability clause, and an effective date.

**DEPARTMENT HEAD RECOMMENDATION:**

Approval with conditions.

**PLANNING AND ZONING BOARD RECOMMENDATION:**

The Planning and Zoning Board at their July 12, 2023 meeting recommended approval with conditions (vote: 5-0) of the separation of a building site.

**BRIEF HISTORY:**

An Application was submitted by Mr. Andre Vazquez, Esq. on behalf of Adrian Construction Group, LLLP for conditional use for a separation of a building site. The subject property consists of 2 individually platted lots, Lot 21 and Lot 22, at 631 Zamora Ave, that total approximately 11,300 square feet (0.26 acres).

As the previous house on the property was built in 1940 occupied both lots, the property has always been considered to be a single building site. Furthermore, Lot 22 contained the accessory structures (a BBQ pit and fences) of the property. Lastly, the submitted Warranty Deed includes both lots together as a single folio. All of these findings determined that the property is a single building site in 2021, per the criteria listed in Section 14-202.6, and may therefore apply for conditional use with a proposed site plan, to be reviewed by staff, considered by the Planning & Zoning Board, and approved or denied by the City Commission.

The Applicant seeks to build two single-family homes – one home on Lot 21 and the other home on Lot 22.

**Planning & Zoning Board**

At the July 12, 2023 meeting, the Planning and Zoning Board members discussed the details of the 2019 building site determination and whether the lots should already be considered two. After a resident raised concerns about constructing 2 two-story homes in a predominantly one-story neighborhood and preservation of an existing mango tree, the Board recommended approval with Staff's recommended conditions.

The Applicant's submittal package is provided as Exhibit A. The Draft Ordinance is provided as Exhibit B.

**PUBLIC NOTIFICATIONS:**

<b>Date</b>	<b>Form of Notification</b>
05.23.23	Applicant neighborhood meeting
05.29.23	Mailed notification to all property owners within 1,000 feet of the boundary of the subject property for Planning and Zoning Board meeting.
07.03.23	Property posted for Planning and Zoning Board meeting.
06.30.23	Planning and Zoning Board legal advertisement.
07.07.23	Planning and Zoning Board staff report, legal notice and all attachments posted on City web page.
08.09.23	Mailed notices to all property owners within 1,000 feet of the boundary of the subject property for Commission.
08.11.23	Legal advertisement.
08.15.23	City Commission meeting agenda posted on City webpage.

**FINANCIAL INFORMATION:**

<b>No.</b>	<b>Amount</b>	<b>Account No.</b>	<b>Source of Funds</b>
1.	\$0		
2.	\$0		
Total:	\$0		

**Fiscal Impact:**

The approval of the building site separation will result in an additional single-family property. The new property will generate additional property tax revenue, as small single-family properties are more valuable per square foot than larger residential properties.

**EXHIBITS:**

- A. Applicant's Submittal Package.
- B. Draft Ordinance.
- C. 07 12 2023 PZB Staff Report.
- D. Excerpts of 07 12 2023 PZB Meeting Minutes.
- E. PowerPoint Presentation.