



City of Coral Gables Planning and Zoning Staff Report

Applicant:	Legacy 5810 LLC
Application:	Conditional Use Review for Separation of a Building Site
Property:	5810 Maggiore St.
Public Hearing:	Planning and Zoning Board
Date & Time:	October 9, 2024; 6:00 – 9:00 p.m.
Location:	City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida 33134

1. APPLICATION REQUEST

Request for Conditional Use Site Plan Review for a Separation of a Building Site for the property located on Lots 11 to 14, Block 119, Riviera Section, as follows:

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 11, 12, 13 and 14, Block 119, Riviera Section, Coral Gables, Florida; one (1) building site consisting of Lot 11 and 12 (north parcel), and the other (1) building site consisting of Lot 13 and 14 (south parcel); including required conditions; providing for a repealer provision, severability clause, and an effective date.

An application for conditional use for a separation of a building site requires review and recommendation by the Planning and Zoning Board at one (1) public hearing, and consideration by the City Commission at two (2) public hearings (Ordinance format).

2. APPLICATION SUMMARY

An Application has been submitted by Mr. Edward G. Baker, Esq. on behalf of Legacy 5810 LLC (the "Applicant") for conditional use review to separate two (2) building sites. The subject site consists of four (4) individually platted lots – Lot 11 to 14 – that encompass a total of 20,006 square feet (0.46 acres) with a street frontage of approximately two hundred (200) feet together along Maggiore Street. The Applicant seeks approval to separate the property and develop into two (2) single-family residential structures. The subject property is zoned as Single-Family Residential (SFR) and has a future land use designation of Single-Family Low Density. The application package submitted by the Applicant is provided as Attachment A.

Background

Presently, Lot 11 to 14 contained a 1-story single family structure that was built in 1947 and comprised of 3,916 square feet. Legacy 5810 LLC, the current property owner, purchased the property – Lots 11 to 14 – on January 26th, 2024.

Board of Architects Review

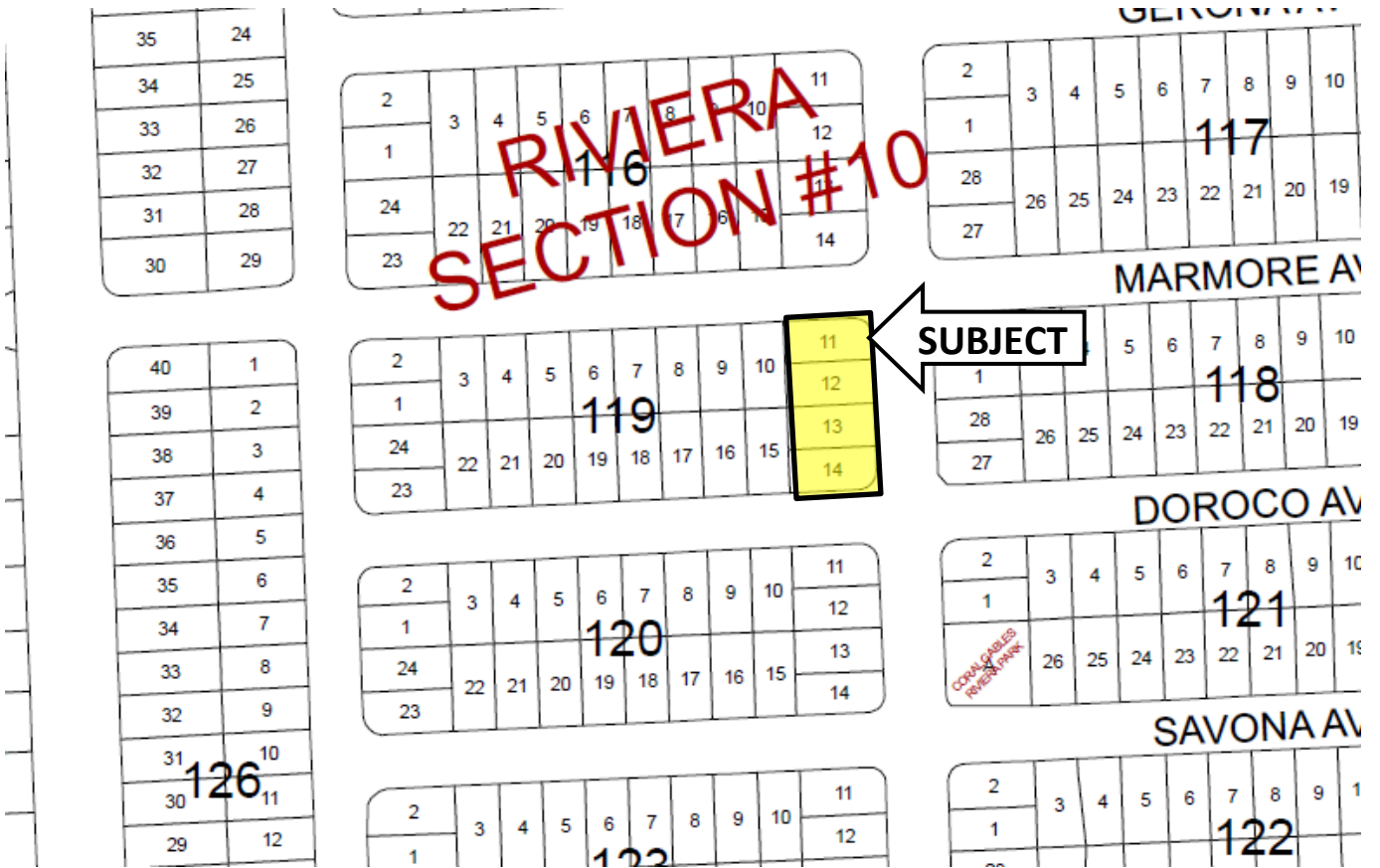
The Application was reviewed by the Board of Architects on August 26th, 2024. The purpose of the Board of Architects is to ensure that the proposed architecture is consistent with the city’s regulations and preserves the traditional aesthetic character of the community. At the August 26th meeting, the Board approved the applications (BOAR- 24-07-0924, BOAR- 24-07-0925 preliminary design of the proposed houses as noted with the following comments:

For North: 1) remove tower, 2) meet with city architect to resolve change;

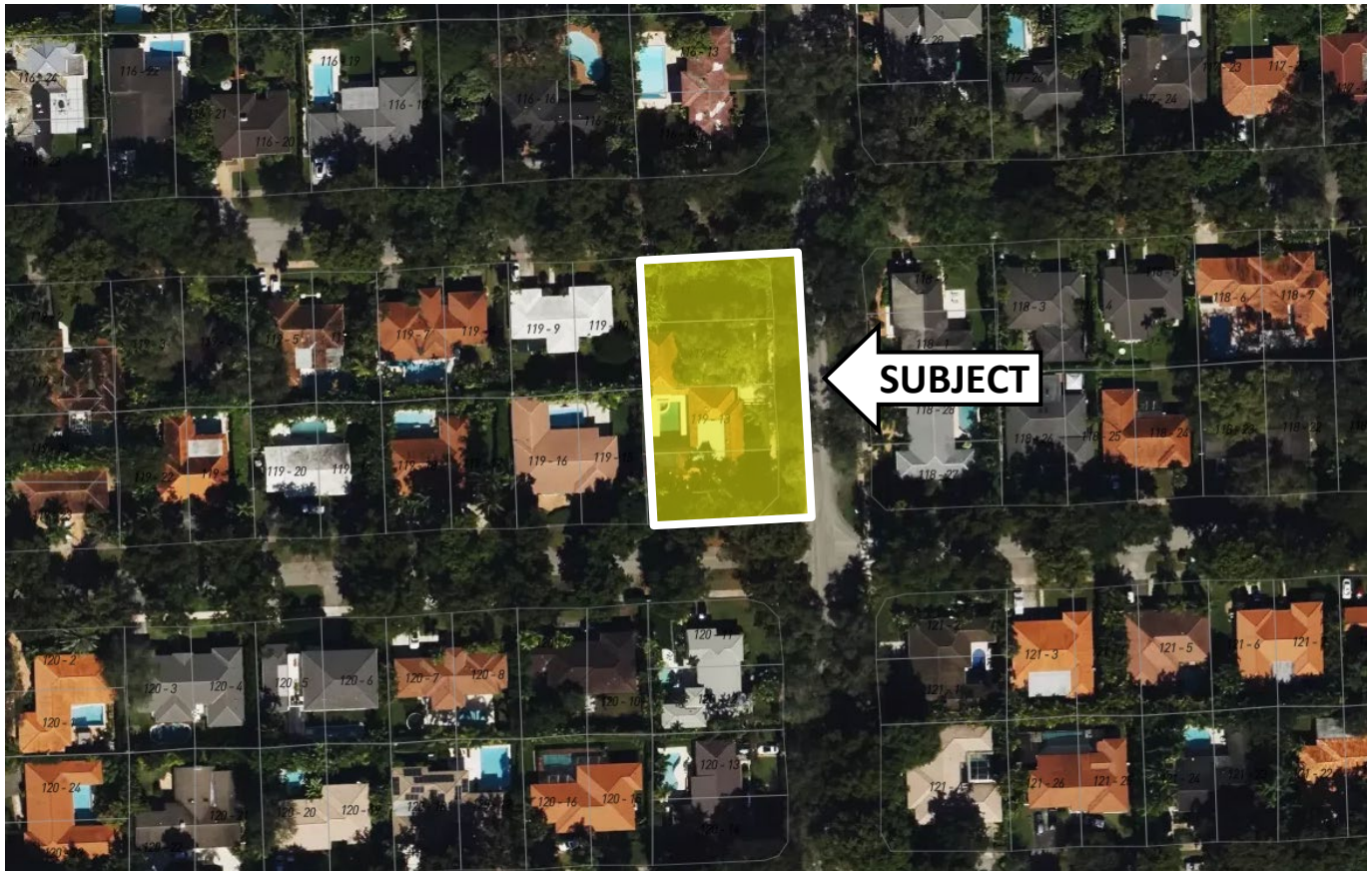
For South: 1) front balcony projection in front setback approved by BOA. 2) rework dining room window modulation and thicken wall. 3) embellish window molding over entry. 4) embellish panel over entry door and remove number. 5) articulate column entry. 6) finalize approval with city architect

The subject property is shown in the following location map and aerial:

Location Map



Aerial



Property Designations and Surrounding Use

The following tables provide the subject property’s designations and surrounding land uses:

Subject Property

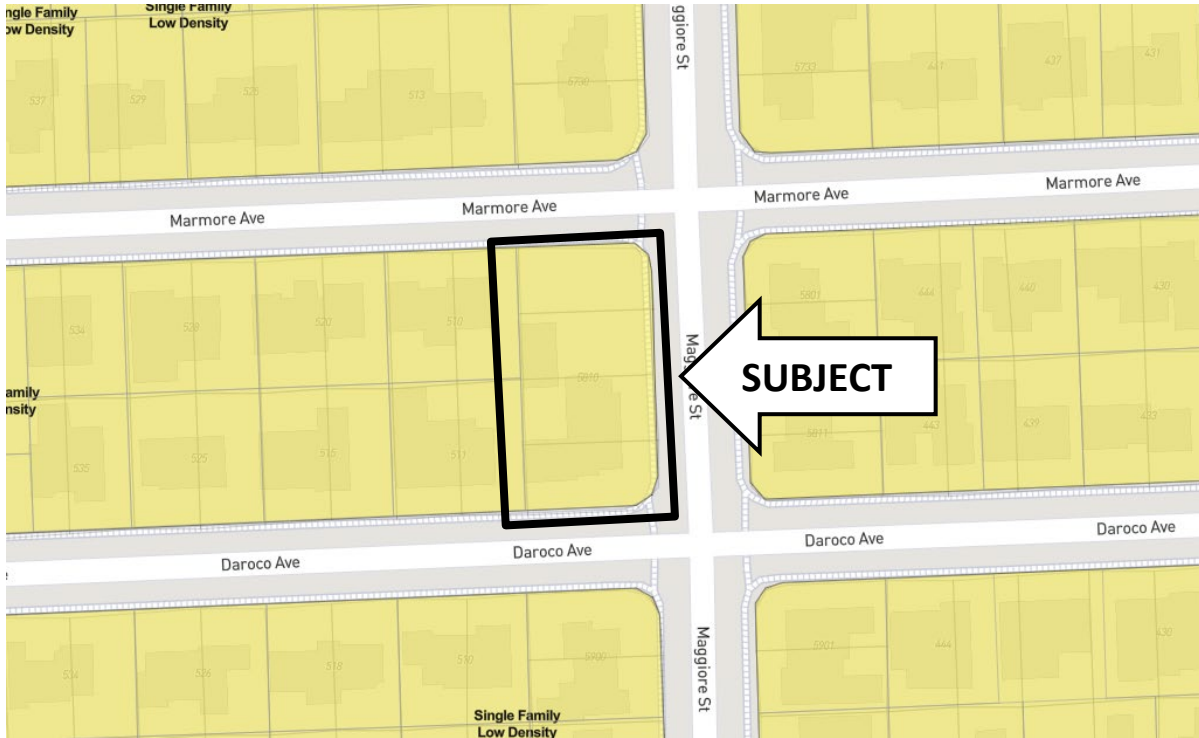
Future Land Use Map Designation	Zoning Map Designation
Single Family Low Density	Single Family Residential (SFR)

Surrounding Land Uses

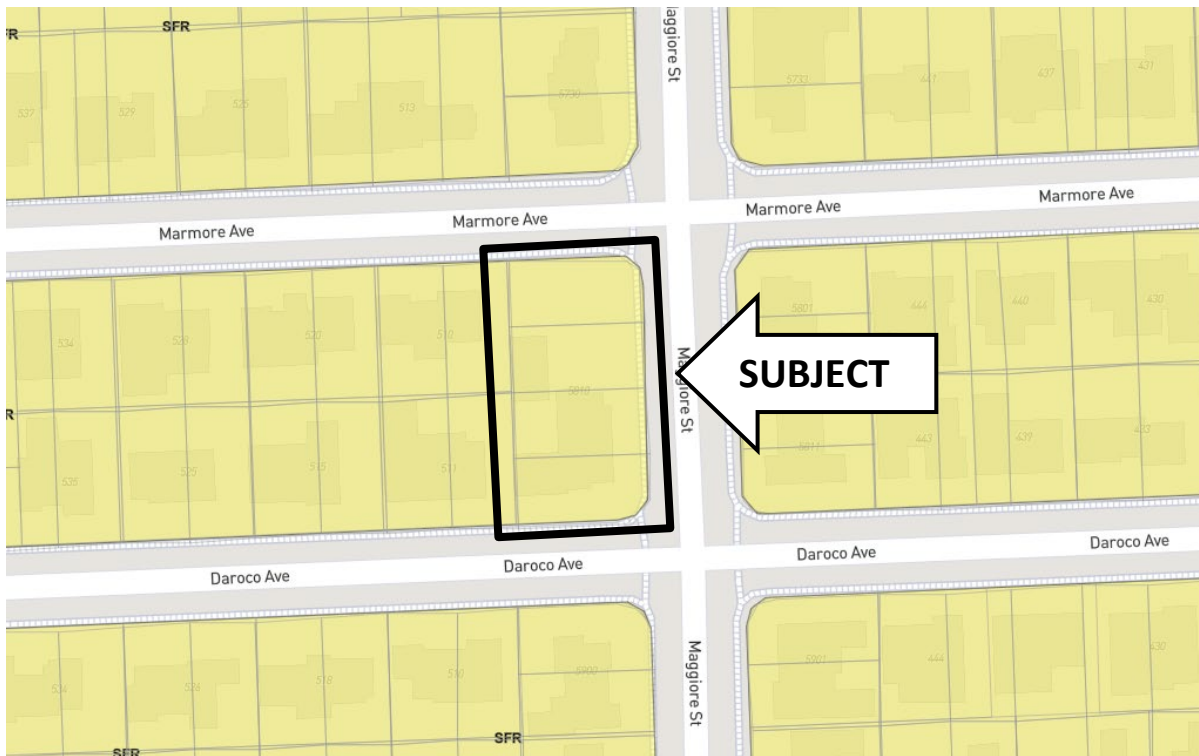
Location	Existing Land Uses	CP Designations	Zoning Designations
North	Single-family residence	Residential Single-Family Low Density	Single Family Residential (SFR) District
South	Single-family residence	Residential Single-Family Low Density	Single Family Residential (SFR) District
East	Single-family residence	Residential Single-Family Low Density	Single Family Residential (SFR) District
West	Single-family residence	Residential Single-Family Low Density	Single Family Residential (SFR) District

The surrounding properties have the same single-family residential future land use and zoning designations as the subject property, illustrated as follows:

Future Land Use Map



Zoning Map



City Review Timeline

The submitted application has undergone the following City reviews:

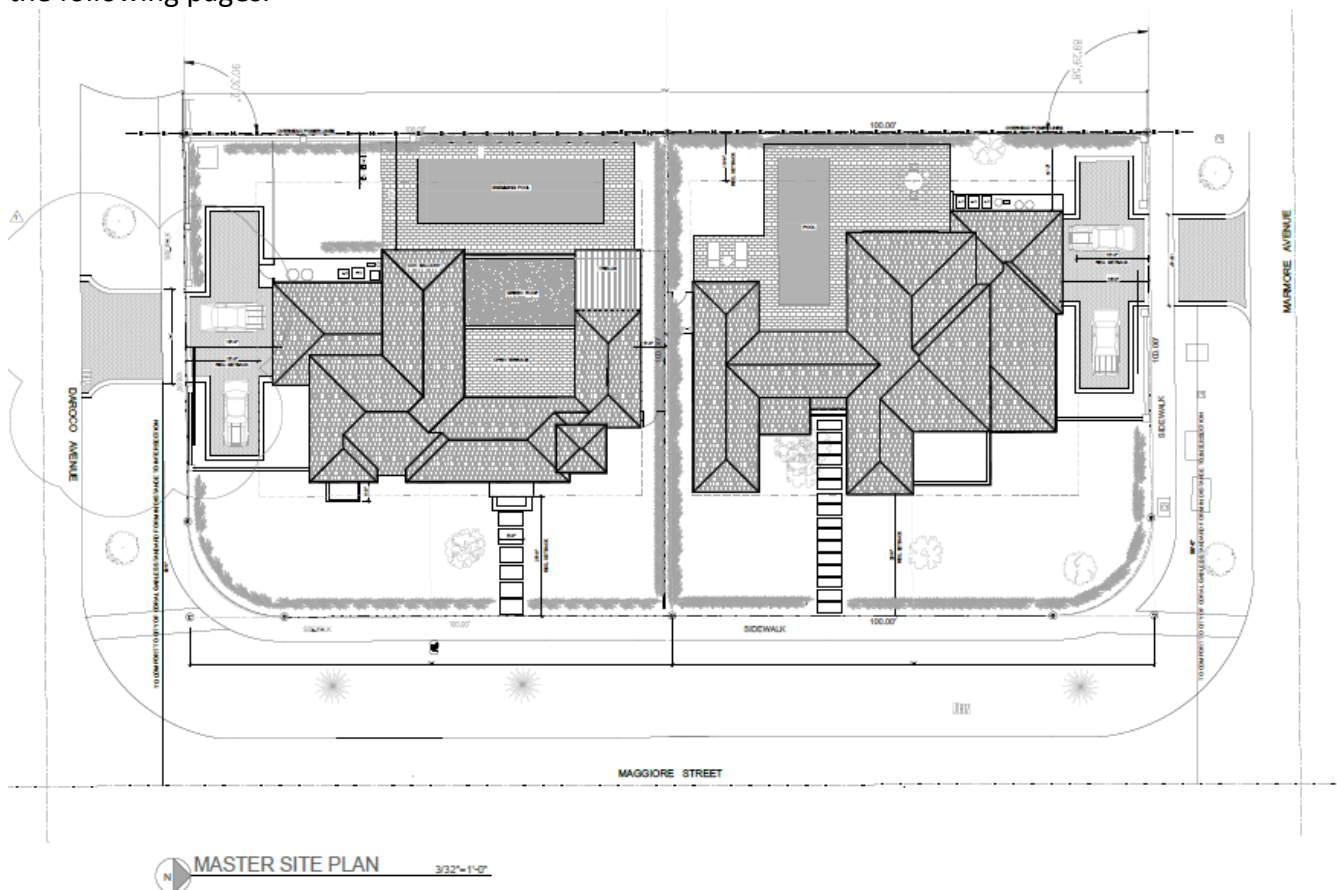
Type of Review	Date
Development Review Committee	06.28.24
Board of Architects	08.26.24
Planning and Zoning Board	10.09.24
City Commission (1 st reading)	TBD
City Commission (2 nd reading)	TBD

Proposal – Conditional Use Review for Separation of a Building Site

Conceptual Site Plan

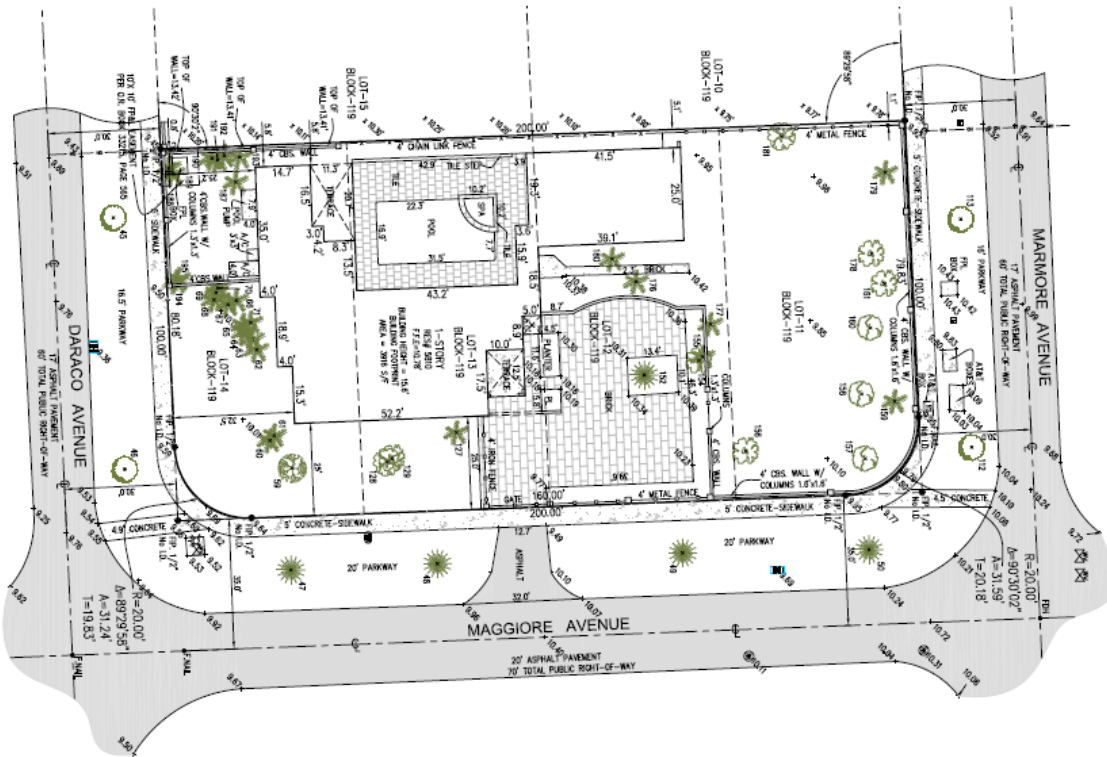
A conceptual site plan was submitted with the application depicting the development potential of the proposed building sites. The site plans are only intended to indicate how the proposed building sites could be developed according to the Single-Family Residential (SFR) District provisions and applicable Zoning Code site specific regulations.

The Applicant’s proposed building site separation, conceptual site plans and renderings are provided on the following pages.



Proposed Building Site Separation

Survey



Conceptual Renderings



Lots 13&14 (left) and Lots 11&12 (right)



Lots 11&12



Lots 13&14

Proposed Project

The subject property comprises of four (4) individually platted lots (Lots 11 to 14) that totals roughly 20,006 square feet (0.46 acres) in size. The property fronts Maggiore Street to the east, Marmore Avenue to the north, and Daroco Avenue to the south. Currently, Lots 11-14 contain a 1-story single-family structure that was built in 1947 and comprised of 3,916 square feet.

If the property were to be developed as a single building site, the Applicant could construct one single-family residence with approximately 7151.8 square feet of building floor area on the property. The two (2) proposed building sites would each have a street frontage of 100 feet with a site area of approximately 10,003 square feet allowing for residences with a maximum building floor area of 4,150 sq. ft.

The following table compares the proposed building sites with the applicable Zoning Code requirements for single-family residences. This analysis shows that the property can be developed as proposed and meet the requirements of the Zoning Code:

Site plan information:

Type	Existing Building Site (Lots 11 to 14)	Proposed Building Site (Lot 11&12 North Parcel)	Proposed Building Site (Lots 13&14 South Parcel)
Building site frontage	200' (existing)	100'	100'
Building site depth	100' (existing)	100'	100'
Total site area	20,006 sq. ft. (existing)	10,003 sq. ft.	10,003 sq. ft.
Building floor area (FAR) (maximum permitted)	3,916 sq. ft. (7151.8 sq. ft.)	4,150 sq. ft. (4150 sq. ft.)	4,147 sq. ft. (4150 sq. ft.)
Building height (maximum permitted)	1 story/15.6' (2 stories/25'-0")	2 stories/24'-0" (2 stories/25'-0")	2 stories/24'-0" (2 stories/25'-0")
Setbacks required:			
Front (Maggiore)	Min. 25'	25'	25'
Interior Side	Min. 5'	5'	5'
Side Streets	Min. 15'	18'	18'
Rear (west side)	Min. 10'	14'-2"	24'
Ground area cover Principal building	Max. 35%	3,147 sq. ft. (31.46%)	3,271 sq. ft. (32.70%)
Open Space Minimum	Min. 40%	5,442 sq. ft. (54.40%)	5,376 sq. ft. (53.74%)

3. FINDINGS OF FACT - Conditional Use Site Plan Review for Separation of a Building Site

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.

To provide an overview of the purpose and intent of the Conditional Use provisions, Zoning Code Section 14-203, “Purpose and Applicability” provides for the following:

“The purpose of providing for conditional uses within each zoning district is to recognize that there are uses which may have beneficial effects and serve important public interests, but which may, but not necessarily, have adverse effects on the environment, particularly residential areas, overburden public services, or change the desired character of an area. Individualized review of these uses is necessary due to the potential individual or cumulative impacts that they may have on the surrounding area or neighborhood. The review process allows the imposition of conditions to mitigate identified concerns or to deny the use if concerns cannot be resolved.”

A conditional use review for a separation of a building site must comply with Zoning Code Section 14-202.6(F) and meet the criteria for the separation and establishment of building site, as follows:

F. When reviewing and providing a recommendation on an application for conditional use for a building site determination, the Planning and Zoning Division, Planning and Zoning Board and the City Commission shall consider and evaluate the request together with a proposed site plan and provide findings that the application satisfies the following criteria:

- 1. That the building site(s) created would have a lot area equal to or larger than the majority of the existing building sites of the same zoning designation within a minimum of one thousand (1,000) feet of the perimeter of the subject property. The Development Review Official may determine that the comparison of building sites within one thousand (1,000) feet of the subject property shall be based on one (1) or more of the following: building sites located on the same street as the subject property; building sites with similar characteristics such as golf course frontage, water frontage, cul-de-sac frontage; and, building sites within the same platted subdivision.*

The Application **satisfies** this criterion. The proposed site separation will evenly divide the property into two, each approximately 10,003 square feet. As exhibited in the chart below from the summary list of all the properties within 1000 feet in the Applicant’s submittal package, the site area is equal to or larger than the majority of the properties within a 1000’ radius of the subject property, which is about 60% of the lots in the area are 10,000 square feet and under.

Percentage of properties 10,000 Sq.ft. and under :	60%
Percentage of properties with 100 Ft. and less frontage:	79%
Percentage of properties with 2 stories:	21%
Percentage of 2 story properties on lots 10,000 Sq.ft and under:	48%

2. *That exceptional or unusual circumstances exist, that are site specific such as unusual site configuration or partially platted lots or are code specific such as properties having two (2) or more zoning or land use designations, multiple facings or through-block sites, which would warrant the separation or establishment of a building site(s).*

The Application **satisfies** this criterion. The subject property consists of four platted lots, and faces onto three (3) streets. The proposed building site separation would provide a consistent lot scale along Maggiore Street by maintaining a street frontage of 100 feet and property size of roughly 10,000 square feet. The conceptual plans submitted by the applicant show that both building sites can be developed in compliance with the requirements of the Zoning Code.

3. *That the proposed building site(s) maintains and preserves open space and specimen trees, promotes neighborhood compatibility, preserves historic character, maintains property values and enhances visual attractiveness of the area.*

The Application **satisfies** this criterion. All of the blocks along this portion of Maggiore Street have two (2) residences per block facing onto Maggiore St., while this block is the sole block with only one existing residence. The existing structure on the property is aged, has not undergone any recent renovations or maintenance, and detracts from the visual appeal of the area. The City's Historical Resources Department has reviewed the existing residence and determined that it is not historically significant.

Additionally, the designs of the residences have already been approved by the Board of Architects, who determined that the design is well-suited to the residential context. As a result, the proposed single-family structures will enhance and maintain the visual appeal of the area with their proposed design. The proposed building site separation will establish a consistent street frontage and lot size, promoting compatibility within the neighborhood.

According to the zoning and site plan data, the proposed residences will each offer a landscaped open area that exceeds the 40% minimum requirement set by the Zoning Code. Lots 11&12 (northern parcel) provide 54.40% landscape open space, while Lots 13&14 (southern parcel) provide 53.74%. This will help preserve and maintain Coral Gables' beautiful green spaces, contributing to the city's lush and vibrant environment.

Furthermore, all healthy trees with a DBH (diameter at breast height) greater than 18 inches, classified as specimen trees under Section 82-28 of the City Code, are maintained and preserved on the site, as exhibited in the Arborist report included in the Applicant's submittal.

4. *That the application satisfies at least two (2) of the following three (3) criteria:*
 - a. *That the building site(s) created would have a street frontage, golf course frontage (if applicable), and water frontage (if applicable) equal to or larger than the majority of the existing building sites of the same zoning designation within a minimum of one thousand (1,000) feet of the perimeter of the subject property. For a cul-de-sac building site(s), the comparison of street frontages and water frontages (if applicable) shall include those*

similarly situated cul-de-sac building sites within one thousand (1,000) feet. If no cul-de-sac building sites exist within one thousand (1,000) feet then the comparison may be expanded to include all cul-de-sac building sites within the platted subdivision and any adjacent platted subdivision.

The proposed building site separation **satisfies** this criterion. Each resulting lot will provide 100 feet of street frontage, which is equal to or larger than the majority of existing building sites within one thousand (1,000) feet of the property. Specifically, 79% of the homes within this radius have street frontages of 100 feet or less, ensuring that the proposed lot sizes are consistent with the surrounding neighborhood and satisfy the zoning criteria.

- b. That the building site(s) separated or established would not result in any existing structures becoming non-conforming as it relates to setbacks, lot area, lot width and depth, ground coverage and other applicable provisions of the Zoning Code, Comprehensive Plan and City Code. The voluntary demolition of a building or structure within the last ten (10) years which eliminates any of the conditions identified in this criterion shall result in non-compliance with this criterion.*

The Application **does not satisfy** this criterion. The existing residence would need to be demolished to permit the separation into two building sites as proposed. Therefore, it would lead to non-conformity with the applicable provisions of the Zoning Code.

- c. That the building site(s) created has been owned by the current owner continuously for a minimum of ten (10) years prior to an application submittal for conditional use for a building site determination.*

The Application **does not satisfy** this criterion. The current property owner purchased the property in January, 2024.

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.	Comprehensive Plan Goals, Objectives and Policies	Staff Review
1.	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
2.	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	Complies

Ref. No.	Comprehensive Plan Goals, Objectives and Policies	Staff Review
	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.	
3.	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
4.	Objective FLU-1.14. The City shall enforce Zoning Code provisions which continue to preserve and improve the character of neighborhoods.	Complies
5.	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
6.	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
7.	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
8.	Policy DES-1.1.6. Maintain the character of the residential and nonresidential districts, and their peculiar suitability for particular uses.	Complies
9.	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
10.	Objective HOU-1.2. Promote sound, aesthetically pleasing housing.	Complies
11.	Policy HOU-1.2.6. New development shall be compatible with adjacent established residential areas.	Complies

Staff Comments: Staff’s determination is that this Application for Conditional Use Site Plan Review for a Separation of a Building Site at 5810 Maggiore St. is **consistent** with the CP goals, objectives and policies related to Zoning Code requirements for site plan review.

Per Policy HOU-1.2.6., “New development shall be compatible with adjacent established residential areas.”, the proposed site separation is consistent with the Comprehensive Plan. The division of the property into two lots, each approximately 10,003 square feet, maintains a lot size and street frontage that is compatible with the majority of properties within a 1,000-foot radius. All other blocks along this portion of Maggiore Street have two residences per block facing Maggiore Street, making this block the only one with a single existing residence. The proposed separation will bring this block in line with the development pattern of the surrounding blocks, creating a consistent lot scale along the street and enhancing neighborhood compatibility while preserving the residential character of the area.

Additionally, per 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

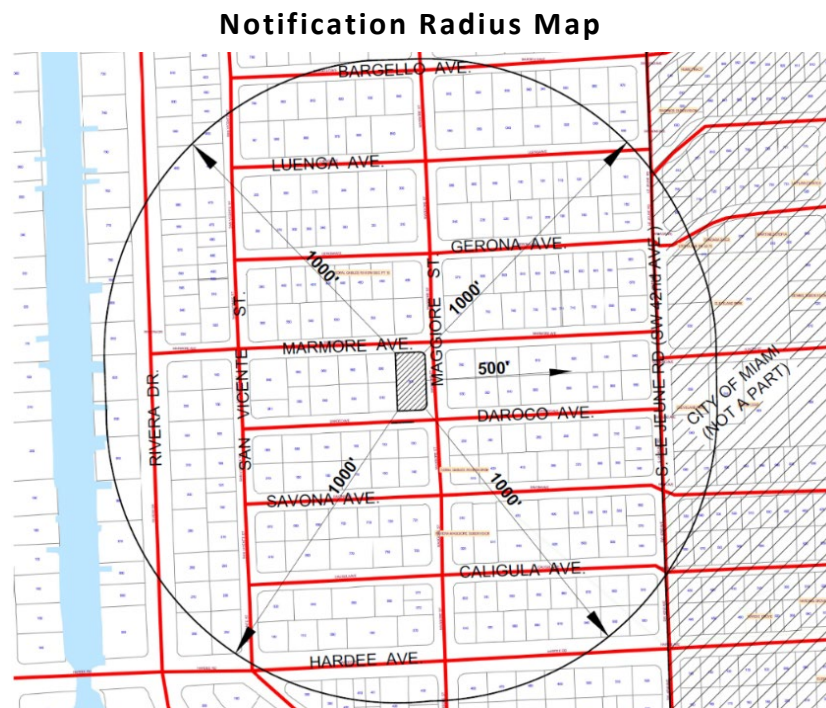
uses that would disrupt or degrade the health, safety, tranquility, aesthetics, and welfare of the neighborhood by noise, light, glare, odor, vibration, dust, hazardous materials or traffic. The City will continue to enforce the adopted restrictive design standards; historic preservation policies and the applicable performance standards of the Commercial Limited designation in the Zoning Code.” The proposed request for conditional use site plan review for the separation of a building site 5810 Maggiore St. was reviewed by the City’s Development Review Committee and Board of Architects and will be reviewed by the Planning and Zoning Board and City Commission. The Development Review Committee, comprised of different departments from the City, reviewed the application in its preliminary stages and provided feedback under DERC-24-06-0051. The Board of Architects reviewed the application and determined that the architecture does meet the City’s standards and maintains the aesthetics of the community and Coral Gables. the Planning and Zoning Board and City Commission will review this application to ensure the protection from intrusion by incompatible uses in the residential neighborhood.

4. PUBLIC NOTIFICATION

The Applicant completed the mandatory neighborhood meeting with notification to all property owners within 1,000 feet of the property boundary. A meeting was held by the Applicant with the property owners on Thursday, September 12, 2024.

The Zoning Code requires that a mailed 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. 304 notices were mailed to surrounding property owners. A Copy of the legal advertisement and courtesy notice are provided as Attachment B. Copies of public comments received shall be provided to the Board at the public hearing.

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
Neighborhood information meeting held by applicant	09.12.24
Legal advertisement	09.23.24
Posting of property	09.23.24
Mailed Notification - 1,000 feet of the property	09.25.24
Posted Staff Report on City web page	10.04.24

STAFF RECOMMENDATION

The Planning and Zoning Division based upon the complete Findings of Fact contained within this Report recommends **denial** of the Applicant’s request.

Summary of the Basis for Denial

Based upon the Findings of Fact contained herein, the application satisfies three (3) of four (4) of the Zoning Code’s criteria for review per Zoning Code Article 14, Process, Section 14-202.6, Building Site Determination, Subsection F. However, the application does not satisfy the fourth criterion of Subsection F which requires compliance with at least two (2) of the three (3) listed criteria under the Subsection F.4.:

a. *That the building site(s) created would have a street frontage, golf course frontage (if applicable), and water frontage (if applicable) equal to or larger than the majority of the existing building sites of the same zoning designation within a minimum of one thousand (1,000) feet of the perimeter of the subject property. For a cul-de-sac building site(s), the comparison of street frontages and water frontages (if applicable) shall include those similarly situated cul-de-sac building sites within one thousand (1,000) feet. If no cul-de-sac building sites exist within one thousand (1,000) feet then the comparison may be expanded to include all cul-de-sac building sites within the platted subdivision and any adjacent platted subdivision.*

Satisfied

b. *That the building site(s) separated or established would not result in any existing structures becoming non-conforming as it relates to setbacks, lot area, lot width and depth, ground coverage and other applicable provisions of the Zoning Code, Comprehensive Plan and City Code. The voluntary demolition of a building or structure within the last ten (10) years which eliminates any of the conditions identified in this criterion shall result in non-compliance with this criterion.*

Not Satisfied

c. *That the building site(s) created has been owned by the current owner continuously for a minimum of ten (10) years prior to an application submittal for conditional use for a building site determination.*

Not Satisfied

As the application does not comply all the required criteria, it is recommended for **denial**.

5. ATTACHMENTS


- A. Applicant's submittal package.
- B. Notice mailed to all property owners within 1,000 feet and legal ad.
- C. Summaries and Invitations of Neighborhood Meetings.
- D. Public Comments Received.
- E. 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,



Jennifer Garcia, AICP, CNU-A
Assistant Director of Development Services
for Planning and Zoning
City of Coral Gables, Florida

	<h2 style="text-align: center;">City of Coral Gables Public Hearing Notice</h2>	
Applicant:	Legacy 5810 LLC	
Application:	Conditional Use Review– Building Site Separation	
Property:	5810 Maggiore St.	
Public Hearing - Date/Time/ Location:	PLANNING & ZONING BOARD Wednesday, October 9th, 2024, 6:00 p.m. City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida, 33134 e-comments: www.CoralGables.GranicusIdeas.com/meetings	

PUBLIC NOTICE is hereby given that the City of Coral Gables, Florida, the Planning and Zoning Board will conduct a Public Hearing on **Wednesday, October 9th, 2024** on the following applications at the Coral Gables City Commission Chambers, City Hall, 405 Biltmore Way, Coral Gables, Florida:

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 one single-family building site on the property zoned Single-Family Residential (SFR) District, legally described as Lots 11, 12, 13 and 14, Block 119, Riviera Section, Coral Gables, Florida into two building sites; one building site consisting of Lot 11 and 12 (north parcel), and the other building site consisting of Lot 13 and 14 (south parcel); including required conditions; providing for a repealer provision, severability clause, and an effective date.

An Application has been submitted by Mr. Edward G. Baker, Esq. on behalf of Legacy 5810 LLC (the "Applicant") to the City of Coral Gables for a conditional use review of a building site separation. The Applicant seeks to build 2 single-family homes - one home on Lot 11 and 12, and the other home on Lot 13 and 14, Block 119, Riviera Section, Coral Gables, Florida. The application request requires review and recommendation by the Planning and Zoning Board at one (1) public hearing, and consideration by the City Commission at two (2) public hearings (Ordinance format).

Additional information may be found at www.coralgables.com. Please forward to other interested parties.

The meeting will also be via Zoom at www.zoom.us/j/83788709513. A dedicated phone line will also be available by dialing: (305) 461-6769, Meeting ID: 837 8870 9513.

Sign up to receive future public notices via email at <https://shorturl.at/N3X6w>.

Sincerely,

City of Coral Gables, Florida

COMMUNITY NEWSPAPERS
PUBLISHED MONDAY
MIAMI, MIAMI-DADE, FLORIDA

STATE OF FLORIDA
COUNTY OF MIAMI-DADE:

Before the undersigned authority personally appeared **GEORGIA GRIFFIN** who on oath says she is **OFFICE MANAGER** of Legal Advertising of Community Newspapers, published Monday at Miami-Dade, Florida; that the attached copy of advertisement, published on the publicly accessible website of Miami-Dade County, Florida and/or in a newspaper in print, being a Legal Advertisement of Notice in the Matter of

Notice of Public Hearing
The City of Coral Gables, Florida
October 9, 2024

in the XXXXX Court, was published in said newspaper in the issue of
September 23, 2024

Affiant further says that the website or newspaper complies with the legal requirements for publication in chapter 50, Florida Statutes.

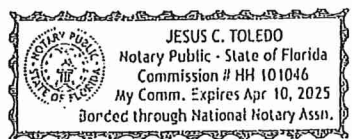
PROOF OF PUBLICATION -

AFFIANT *Georgia Griffin*

23 day of September 2024.

JESUS TOLEDO *[Signature]*

(Print or type or Stamp Commissioned name of Notary Public)

(SEAL)
My Commission Expires: _____


X

Community Newspapers
6796 S.W. 62nd Avenue
South Miami, Florida 33143
305-669-7355 Ext. 2226



City of Coral Gables, Florida
Notice of Public Hearing
HYBRID MEETING on Zoom platform
Local Planning Agency / Planning and Zoning Board
Wednesday, October 9, 2024, 6:00 p.m.
City Commission Chamber, City Hall
405 Biltmore Way, Coral Gables, FL 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 Hearing on the following:

1. 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 one single-family building site on the property zoned Single-Family Residential (SFR) District, legally described as Lots 11, 12, 13 and 14, Block 119, Riviera Section, Coral Gables, Florida into two building sites; one building site consisting of Lot 11 and 12 (north parcel), and the other building site consisting of Lot 13 and 14 (south parcel); including required conditions; providing for a repealer provision, severability clause, and an effective date.
2. An Ordinance of the City Commission providing for text amendments to the City of Coral Gables official Zoning Code Article 12, "Ambience Standards," Section 12-100, "Lighting," and Article 16, "Definitions," to provide for illumination standards and definitions; providing for repealer provision, severability clause, codification, and providing for an effective date.
3. An ordinance of the City Commission of Coral Gables, Florida, providing for text amendments to the City of Coral Gables official Zoning Code Article 10, "Parking And Access," Section 10-109, "Remote Off-Street Parking And Payment-In-Lieu," Section 10-111, "Shared Parking Reduction Standards,," Section 10-112 "Miscellaneous Parking Standards," Article 14, "Process," Section 14-204, "Transfer Of Development Rights," to address the applicability of these provisions to projects utilizing provisions of the Live Local Act, CH. 2024-188, laws of Florida; providing for repealer provision, severability clause, codification, and providing for an effective date.

The Planning and Zoning Board will be holding its board meeting on Wednesday, October 9, 2024, commencing at 6:00 p.m. Pursuant to Resolution No. 2021-118, the City of Coral Gables has returned to traditional in-person meetings. However, the City Commission has established the ability for the public to virtually provide sworn testimony or public comments (non-sworn and without evidentiary value). Any individual who wishes to provide sworn testimony virtually must have their video on and must be sworn in.

Members of the public may join the meeting via Zoom at (<https://zoom.us/j/83788709513>). In addition, a dedicated phone line will be available so that any individual who does not wish (or is unable) to use Zoom may listen to and participate in the meeting by dialing: (305) 461-6769 Meeting ID: 837 8870 9513. The public may comment on an item using the City's E-Comment function which may be found on the City's website at: (<https://coralgables.granicusideas.com/meetings>) once the meeting's agenda is published, or by sending an email to planning@coralgables.com prior to the meeting.

The meeting will also be broadcasted live for members of the public to view on the City's website (www.coralgables.com/cgtv) as well as Channel 77 on Comcast.

**5810 MAGGIORE STREET
DLR1-24-06-0041**

**Community Meeting
Thursday, September 12, 2024 at 6:30 PM
Thesis Hotel – Ideology Room**

Minutes

Meeting Commenced: 6:30 PM

Meeting Adjourned: 7:05 PM

Applicant provided a brief summary via a Powerpoint presentation of the proposed residences, which showed elevations and floor plans.

Attendee asked whether the project will be townhomes. Applicant confirmed that it will be two single-family residences.

Attendee asked whether the City Commission would be deciding to release the restrictive covenant. Applicant advised that the City Commission would be determining whether to release the restrictive covenant.

Attendee asked whether the residences were in keeping with the neighborhood character. Applicant provided statistical data as to other similarly sized lots and frontage within 1000 feet of the subject property.

Attendee commented that they liked that the architectural design was in keeping with the neighborhood and not modern glass boxes.

Attendee asked how long demolition and construction would take. Applicant advised that demolition would take a few weeks and construction would be 18-24 months. Applicant confirmed that construction of each home will occur simultaneously.

Attendee asked about the next steps in the process. Applicant advised that the matter would be before the Planning and Zoning Board followed by City Commission and that permits could not be pulled until the City Commission approved the Conditional Use.

August 22, 2024

Re: Construction of Residential Homes – 5810 Maggiore Street, Coral Gables, Florida 33146

Dear Neighbor,

I hope this letter finds you in good health. I am writing to you in relation to my client's request for the approval of a conditional use application to allow for the construction of residential homes at the property located at 5810 Maggiore Street, Coral Gables, Florida 33146.

We would like to address any questions you may have at a community meeting on **September 12th at 6:30 PM at the Thesis Hotel - Ideology Room 350 S Dixie Hwy, Coral Gables, FL 33146**. We look forward to speaking with you.

If you would like to receive future notices regarding this application, please sign up at this website: <https://shorturl.at/N3X6w> or using the below QR code:



If you have any questions about the application or the upcoming community meeting, I can be reached at 305-714-4379 or by email at ebaker@bergersingerman.com.

Sincerely,

BERGER SINGERMAN LLP

Edward Baker

Edward Baker

Ofelia M. Fernandez
400 Savona Ave
Coral Gables, FL 33146
Ofeliafernandez13@gmail.com

September 13, 2024

Berger Singerman LLP
Edward Baker
1450 Brickell Ave., Suite 1900
Miami, FL 33131

**Re: Construction of Residential Homes – 5810 Maggiore Street, Coral Gables, Florida
33146**

Dear Mr. Baker,

I hope this letter finds you well. I am writing to express my enthusiastic support for the planned construction of two new homes in our neighborhood. As a long-time resident, I am delighted to see the positive developments underway and believe that these new additions will greatly benefit our community.

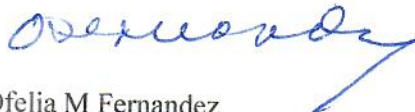
The prospect of new homes being built aligns with the ongoing efforts to revitalize and enhance the area. I have observed the careful planning and consideration that has gone into these projects and appreciate the focus on maintaining the character and charm of our neighborhood. The proposed designs are aesthetically pleasing and in harmony with the existing architectural style of the area, which will ensure a seamless integration into our community.

Additionally, welcoming new neighbors is an exciting opportunity for us. The influx of new residents often brings fresh perspectives and ideas, which can invigorate the local community and foster stronger relationships among all residents. I am confident that the new homeowners will contribute positively to the neighborhood's vibrant atmosphere and community spirit.

Moreover, the construction of these homes is likely to have a beneficial impact on property values and local amenities, further enhancing the attractiveness of our neighborhood. I am fully supportive of these developments and look forward to meeting and welcoming the new residents as they join our community.

Thank you for your attention to this matter and for supporting the growth and improvement of our neighborhood. Should you require any further input or assistance regarding these projects, please feel free to contact me.

Sincerely,



Ofelia M Fernandez

Name: Karin Andersen
Address: 5900 Maggiore Str, Coral Gables, FL 33146
Email: karinandersen2002@gmail.com

September 27, 2024

Berger Singerman LLP
Edward Baker
1450 Brickell Ave., Suite 1900
Miami, FL 33131

Re: Construction of Residential Homes – 5810 Maggiore Street, Coral Gables, Florida 33146

Dear Mr. Baker,

I hope this letter finds you well. I am writing to express my support for the planned construction of two new homes in our neighborhood. As a long-time resident, I am delighted to see the positive developments underway and believe that these new additions will greatly benefit our community.

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Thank you for your attention to this matter and for supporting the growth and improvement of our neighborhood. Should you require any further input or assistance regarding these projects, please feel free to contact me.

Sincerely,

Name: *Karin Andersen*

From: [Marcelo Salup](#)
To: [Planning](#)
Subject: FW: Regarding the application by Legacy 5810 LLC
Date: Monday, September 30, 2024 11:05:45 AM
Attachments: [image001.png](#)

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

Marcelo Salup

[Website](#) - [Calendar](#) - [LinkedIn](#)

From: DevelopmentServices <DevelopmentServices@coralgables.com>
Sent: Monday, September 30, 2024 10:36 AM
To: Marcelo Salup <msalup@hotmail.com>; DevelopmentServices <DevelopmentServices@coralgables.com>
Subject: RE: Regarding the application by Legacy 5810 LLC

Good morning,

To better assist, please send an email to: planning@coralgables.com

Best regards,

Plan Coordinator Assistant *
Development Services Department
City of Coral Gables
427 Biltmore Way,
Coral Gables, FL 33134



From: Marcelo Salup <msalup@hotmail.com>
Sent: Sunday, September 29, 2024 3:23 PM
To: DevelopmentServices <DevelopmentServices@coralgables.com>
Subject: Regarding the application by Legacy 5810 LLC

CAUTION: External Sender. Please do not click on links or open attachments from senders you do not trust.

As a neighbor (I live at 444 Hardee Road) I am 100% in favor of that plot being divided and two homes built there. I have seen the new homes being built on Maggiore and they are all beautiful. I am sure the owners are not going to build something ugly. I tried accessing the page you guys have for e-comments (www.coralgables.granicusideas.com/meetings), but it doesn't work.

Feel free to reach me at

Marcelo Salup

444 Hardee Road, Coral Gables, FL 33146 305-215-7229

[Website](#) - [Calendar](#) - [LinkedIn](#)

Please Note: Florida has a very broad Public Records Law. Most written communications to or from State and Local Officials regarding State or Local business are public records available to the public and media upon request. Your email communications may therefore be subject to public disclosure.



5810 Maggiore St.

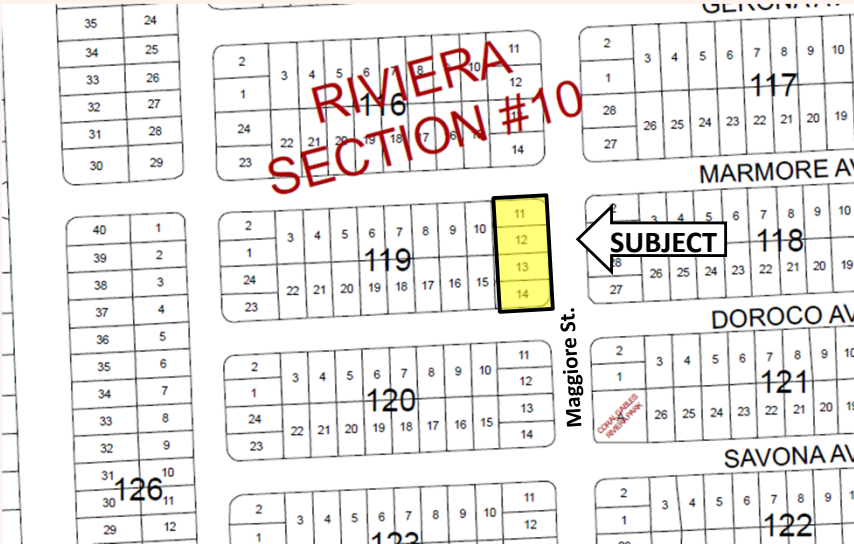
CONDITIONAL USE SITE PLAN REVIEW
FOR BUILDING SITE SEPARATION

PLANNING AND ZONING BOARD
OCTOBER 9, 2024



1

LOCATION



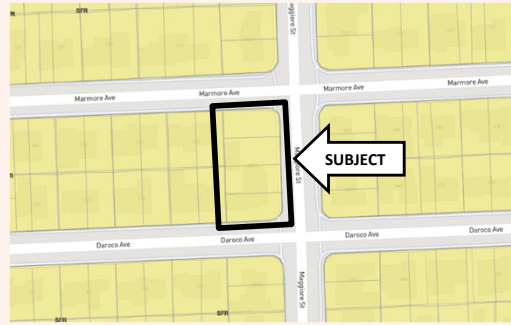
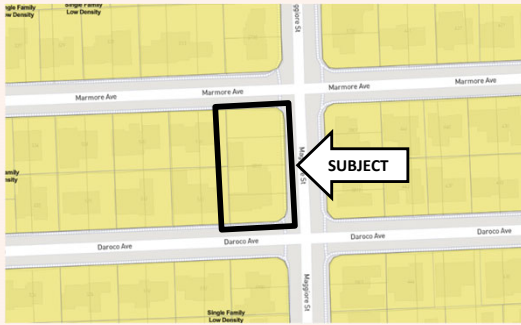
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2

LAND USE AND ZONING MAPS

Future Land Use: Single Family Low Density

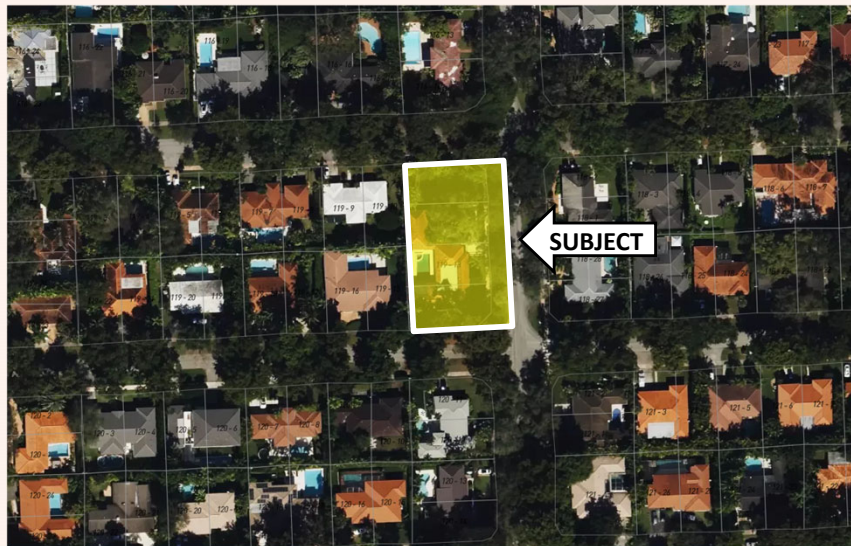
Zoning: Single-Family Residential (SFR)



3

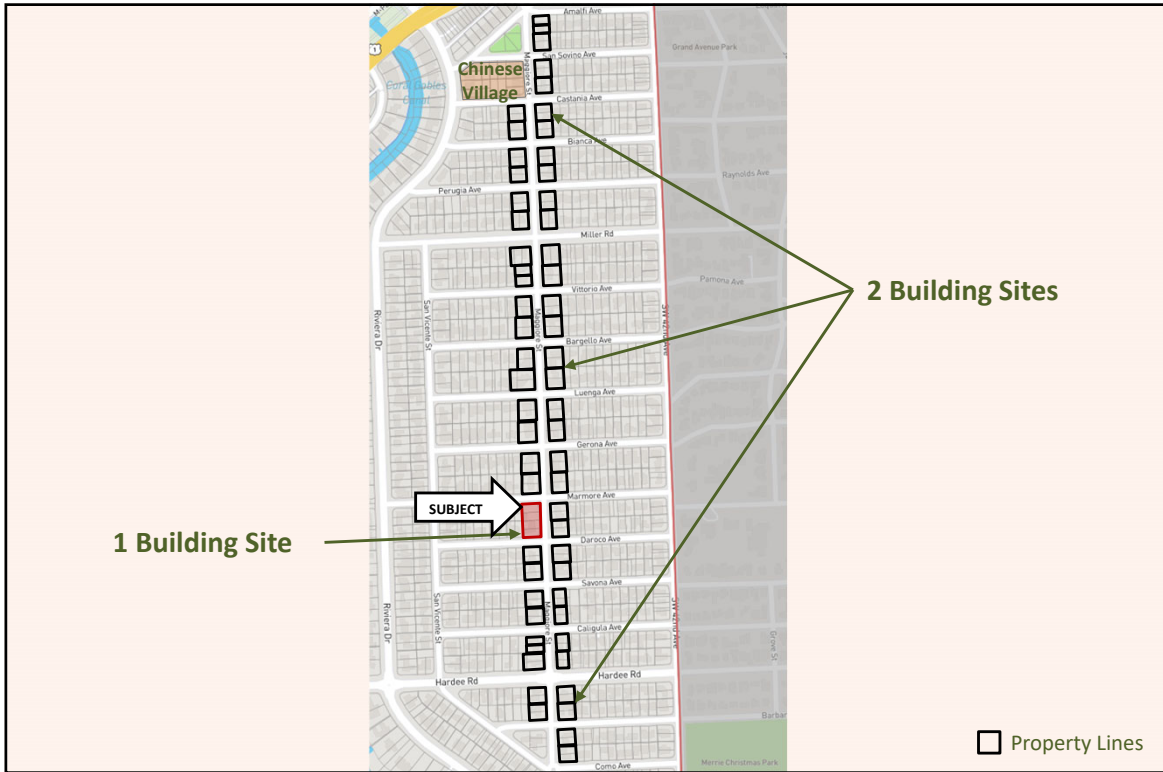
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LOCATION



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4



5



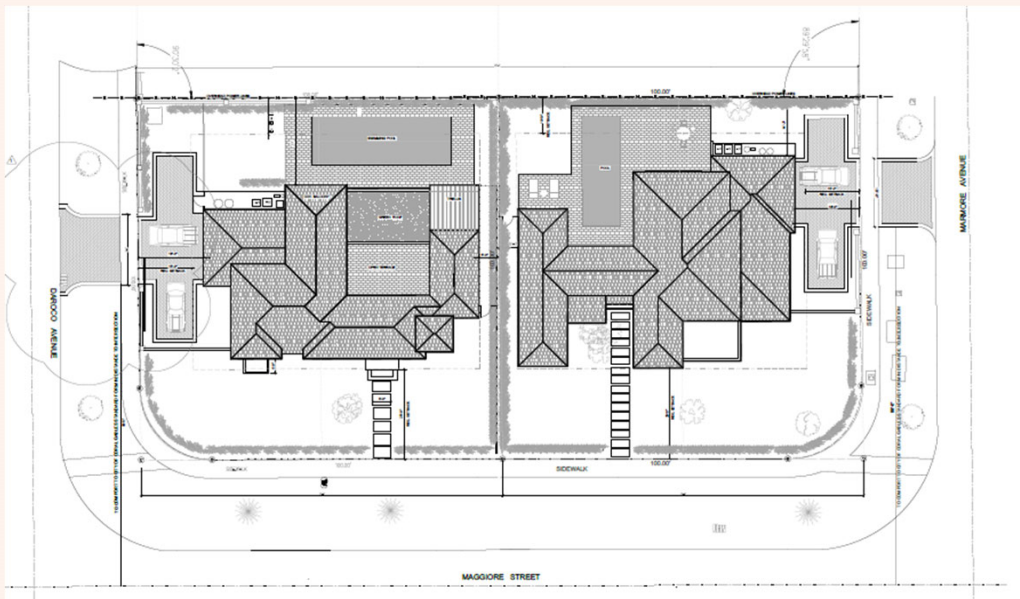
6

REQUEST:
CONDITIONAL USE SITE PLAN REVIEW FOR A BUILDING SITE SEPARATION

9

9

SITE PLAN



10

SITE PLAN INFORMATION

Type	Existing Building Site (Lots 11 to 14)	Proposed North Parcel (Lots 11&12)	Proposed South Parcel (Lots 13&14)
Building site frontage	200' (existing)	100'	100'
Building site depth	100' (existing)	100'	100'
Total site area	20,006 sq. ft. (existing)	10,003 sq. ft.	10,003 sq. ft.
Building floor area (FAR permitted)	4,187 sq. ft. (7151.8 sq. ft.)	4,150 sq. ft. (4150 sq. ft.)	4,147 sq. ft. (4150 sq. ft.)
Building height	1 story/15.6'	2 stories/24'-0"	2 stories/24'-0"
Front (Maggiore)	Min. 25'	25'	25'
Interior Side	Min. 5'	5'	5'
Side Streets	Min. 15'	18'	18'
Rear (west side)	Min. 10'	14'-2"	24'
Ground area cover	Max. 35%	3,147 sq. ft. (31.46%)	3,271 sq. ft. (32.70%)
Open Space Min	Min. 40%	5,442 sq. ft. (54.40%)	5,376 sq. ft. (53.74%)

11

PROPOSED



12

PROPOSED: LOT 11&12 (NORTH)



13

PROPOSED: LOT 13&14 (SOUTH)



14

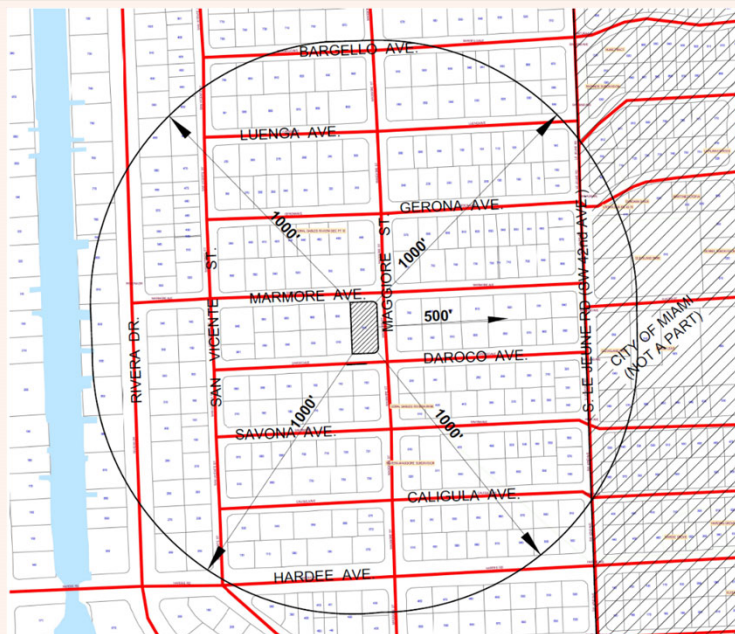
REVIEW TIMELINE

1	DEVELOPMENT REVIEW COMMITTEE: 06.28.24
2	BOARD OF ARCHITECTS: 08.26.24
2	NEIGHBORHOOD MEETING: 09.12.24
3	PLANNING AND ZONING BOARD: 10.09.24
4	CITY COMMISSION 1ST READING: TBD
5	CITY COMMISSION 2ND READING: TBD

15

15

LETTERS TO PROPERTY OWNERS (1,000 FT)



16

16

PUBLIC NOTIFICATION	
2 TIMES	LETTERS TO PROPERTY OWNERS NEIGHBORHOOD MEETING, PZB
3 TIMES	PROPERTY POSTING DRC, BOA, PZB
2 TIMES	WEBSITE POSTING DRC, PZB
1 TIME	NEWSPAPER ADVERTISEMENT PZB
1 TIME	EMAIL TO SUBSCRIBERS PZB

17

STAFF RECOMMENDATION	
<p>☑ PROPOSED BUILDING SITES ARE EQUAL TO OR LARGER THAN THE MAJORITY OF THE EXISTING NEIGHBORHOOD</p> <p>☑ UNUSUAL CIRCUMSTANCES, SUCH AS MULTIPLE FACINGS</p> <p>☑ MAINTAINS OPEN SPACE, NEIGHBORHOOD COMPATIBILITY, AND VISUAL ATTRACTIVENESS OF NEIGHBORHOOD</p> <p>☐ SATISFY AT LEAST 2 OF THE 3:</p> <ul style="list-style-type: none"> ☑ STREET FRONTAGES SIMILAR TO NEIGHBORHOOD ☐ EXISTING STRUCTURE NOT NON-CONFORMING (NO VOLUNTARY DEMOLITION WITHIN 10 YEARS) ☐ OWNED PROPERTY FOR 10+ YEARS <p>STAFF RECOMMENDS <u>DENIAL</u>.</p>	

18



5810 Maggiore St.

CONDITIONAL USE SITE PLAN REVIEW
FOR BUILDING SITE SEPARATION



PLANNING AND ZONING BOARD
OCTOBER 9, 2024

