

**City of Coral Gables City Commission Meeting**  
**Agenda Item F-14**  
**February 26, 2019**  
**City Commission Chambers**  
**405 Biltmore Way, Coral Gables, FL**

**City Commission**

**Mayor Raul Valdes-Fauli**  
**Vice Mayor Vince Lago**  
**Commissioner Pat Keon**  
**Commissioner Michael Mena**  
**Commissioner Frank Quesada**

**City Staff**

**City Manager, Peter Iglesias**  
**City Attorney, Miriam Ramos**  
**City Clerk, Billy Urquia**  
**Planning and Zoning Director, Ramon Trias**

**Public Speaker(s)**

**Laura Russo, Representing Riviera Deuce**

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Agenda Item F-14 [2:12:03 p.m.]

A Resolution of the City Commission of Coral Gables approving the Final Plat entitled “Riviera Deuce,” pursuant to Zoning Code Article 3, Division 9, “Platting/Subdivision,” being a re-plat of an approximately 0.29 acre property on two (2) platted lots for residential, multi-family use on property assigned Multi-Family 1 Duplex Residential (MF1) zoning, on the property legally described as Lots 26 and 27, Block 93, Riviera Section Part 2 Revised (Riviera Drive and Menendez Avenue), Coral Gables, Florida, providing for an effective date.

Mayor Valdes-Fauli: F-14.

City Attorney Ramos: F-14 is a Resolution of the City Commission of Coral Gables approving the Final Plat entitled “Riviera Deuce,” pursuant to Zoning Code Article 3, Division 9, “Platting/Subdivision,” being a re-plat of an approximately 0.29 acre property on two (2) platted lots for residential, multi-family use on property assigned Multi-Family 1 Duplex Residential (MF1) zoning, on the property legally described as Lots 26 and 27, Block 93, Riviera Section Part  
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2 Revised (Riviera Drive and Menendez Avenue), Coral Gables, Florida, providing for an effective date.

Planning and Zoning Director Trias: May I have the PowerPoint please. I have a very brief PowerPoint. This is a very straightforward request. There are two lots, duplex lots that are going to be changed. The final plat, as you can see, the...in the green line and the proposal in the red line, so its two lots into two lots, just a different configuration, and the configuration is designed to match the street, so it makes a lot of sense. So that's it. Two to two.

Mayor Valdes-Fauli: Is this the first draft that's come before us?

Planning and Zoning Director Trias: Yes, I believe so. It went to Planning and Zoning and then it went to the county and the process after you approve it, it goes back to the county for final approval. It's a replat, it's not a lot separation or anything like that; and it was notified according to the code multiple times and staff's recommendation of approval. And if you have any questions, the applicant is here.

Mayor Valdes-Fauli: Who's the applicant? Those are strange lots as they are. It makes perfect sense. How did they get there in the first place?

Ms. Russo: For the record, Laura Russo, representing Riviera Deuce, LLC and the property in question. The property was originally platted so that it faces Riviera Drive, and so it would be two duplex units, facing two duplex structures, so four units facing Riviera Drive; and the property has been vacant for many years, but with the development of the office building at the U.S.-1 elevation, it makes no sense to try to have a duplex with its side, its longer side facing the alley. So by changing the facing of the property and replatting the lots to face Maggiore, it matches the already developed multi-family, not multi-family, they are all duplex structures on Maggiore that goes all the way on this block and continues on the other block.

Mayor Valdes-Fauli: Any questions?

Commissioner Keon: No – and on the opposite side, on the Riviera side there.

Ms. Russo: On the Riviera side, they are – no, it's the continuation, I think it's the town homes, the new townhomes that were built.

Commissioner Keon: Fine.

City Manager Iglesias: In this case it's a replat because you cannot build in two half lots, and so it's a replat, not a lot separation.

Mayor Valdes-Fauli: Do I hear a motion?

Commissioner Keon: I'll move it.

Mayor Valdes-Fauli: Second?

Vice Mayor Lago: I'll second.

Mayor Valdes-Fauli: Will you call the roll please.

Commissioner Mena: Yes

Commissioner Keon: Yes

Vice Mayor Lago: Yes

Mayor Valdes-Fauli: Yes

(Vote: 4-0)

Commissioner Quesada: Absent

Commissioner Keon: Thank you very much.

[End: 2:15:11 p.m.]